



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-092178-25

In the matter of: 903, 30 GREENFIELD AVE
NORTH YORK ON M2N6N3

Between: Ayala Ross
Bernard Ross Landlord

And

William Kim
Young-Hee Lee Tenant

Ayala Ross and Bernard Ross (the 'Landlord') applied for an order to terminate the tenancy and evict William Kim and Young-Hee Lee (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 20, 2026. The Landlord's legal representative, Avital Altman, the Landlord and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agreed that:

1. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of February 15, 2026.
2. The rent arrears owing to January 14, 2026, are \$16,910.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord is claiming charges related to NSF cheques of \$40.00.

5. The current lawful rent is \$ 3,382.00. It is due on the 15th day of each month.
6. Based on the monthly rent, the daily rent/compensation is \$111.19. This amount is calculated as follows: \$3,382.00 x 12 months, divided by 365 days.
7. The Landlord collected a rent deposit of \$3,382.00 from the Tenant and this deposit is still being held by the Landlord.
8. Interest on the rent deposit, in the amount of \$169.12 is owing to the Tenant for the period from December 15, 2024, to January 14, 2026. This amount may be deducted from the arrears owing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before February 15, 2026.
2. The Tenant shall pay to the Landlord \$16,966.88, which represents the arrears of rent (\$16,910.00), plus the filing fee (\$186.00), plus the NSF charge (\$40.00), less the interest owed on the last month's deposit (\$169.12) for the period ending January 14, 2026.
3. The last month's rent deposit will be applied to the last month of the tenancy, for the period ending February 15, 2026.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 2 of this order as follows:
 - a) \$100.00 per month due on or before the last day of each month for a 3-month period starting in the month of February 2026, up to and including the month of April 2026 (arrears plus filing fee); AND
 - b) \$16,666.88 on or before May 31, 2026 (arrears).
5. If the Tenant defaults on any of the payments noted in paragraph 4 of this order, the outstanding balance will become immediately due.
6. The Tenant will start to owe interest from February 16, 2026, on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').
7. If the unit has not vacated the rental unit on or before February 15, 2026, then the Tenant shall pay the Landlord compensation of \$111.19 per day for the use of the unit starting February 16, 2026, until the date the Tenant moves out of the unit.
8. If the unit is not vacated on or before February 15, 2026, then starting February 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 16, 2026.

January 29, 2026
Date Issued

Sonja Hudson
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Residential Tenancies Act, 2006, (the 'Act'), the part of this order relating to the eviction expires on August 16, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.