



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-078584-25

In the matter of: 2302, 18 SPRING GARDEN AVE
NORTH YORK ON M2N7M2

Between: Jawaharlal Jeyapandian Landlord
Thanalakshmi Nadar

And

Tommy Wu Tenant
Szu-Yun Hsu

Jawaharlal Jeyapandian and Thanalakshmi Nadar (the 'Landlord') applied for an order to terminate the tenancy and evict Tommy Wu and Szu-Yun Hsu (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on January 20, 2026.

The Landlords, Jawaharlal Jeyapandian and Thanalakshmi Nadar and the Tenant, Tommy Wu attended the hearing. The Tenant present confirmed he had the authority to consent on behalf of the Tenant, Szu-Yun Hsu who was not present at the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

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

Agreed Facts:

1. The parties agreed to a final termination of tenancy for August 30, 2026.
2. The Landlord has compensated the Tenant an amount equal to one month's rent prior to the mediation.
3. The Landlord collected a rent deposit of \$2,600.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$229.34 is owing to the Tenant for the period from December 31, 2021 to January 20, 2026. The parties agreed the Landlord will pay this amount to the Tenant within one week of receiving the order.

4. The parties agreed if the Tenant moves out earlier than the termination date they will provide 60 days notice to the Landlord.
5. The monthly rent is \$2,600.00 due on the first day of the month.
6. Based on the monthly rent, the daily compensation is \$85.48. This amount is calculated as follows: $\$2,600.00 \times 12$, divided by 365 days.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 30, 2026.
2. If the unit is not vacated on or before August 30, 2026, then starting August 31, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 August 31, 2026.
4. The last month's rent deposit shall be applied to the last month of tenancy.
5. Interest on the last month's rent deposit shall be paid to the Tenant within a week of the date of this order (\$229.34).
6. The Tenant shall pay the Landlord compensation of \$85.48 per day for the use of the unit starting January 21, 2026, until the date the Tenant moves out of the unit.
7. Should the Tenant vacate the rental unit prior to August 30, 2026, the Tenant shall provide the Landlord 60 days notice.

January 27, 2026
Date Issued

Tanya Speedie
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 Act, the part of this order relating to the eviction of the Tenant expires on February 28, 2027 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.