



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092767-25

In the matter of: MAIN FLR, 38 SHIRLEA BLVD
KESWICK ON L4P1K9

Between: Cindy Leung-Wong Landlord

And

Richard Hackney Tenants
Rebecca Dale

Cindy Leung-Wong (the 'Landlord') applied for an order to terminate the tenancy and evict Richard Hackney and Rebecca Dale (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on January 20, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Maryam Cooper. The Landlord's Legal Representative, Ali Golabgir, and the Tenant, Richard Hackney, were present. Richard Hackney represented on behalf of Rebecca Dale.

The parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The parties reached consent on standard order prior to the mediation.
2. The total rent arrears and costs owing to February 14, 2026, are \$16,489.74.
3. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
4. The lawful rent is \$3,587.65. It is due on the 15th day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$117.95. This amount is calculated as follows: \$3,587.65 x 12, divided by 365 days.
6. The rent arrears owing to February 14, 2026, are \$16,303.74.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$3,500.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$321.10 is owing to the Tenants for the period from April 5, 2022, to January 20, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$16,489.74 if the payment is made on or before February 2, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after February 2, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before February 2, 2026.**
5. If the unit is not vacated on or before February 2, 2026, then starting February 3, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 3, 2026.
7. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$9,788.69. This amount includes rent arrears owing **up to the date of the hearing** and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
8. The Tenants shall also pay the Landlord compensation of \$117.95 per day for the use of the unit **starting January 21, 2026**, until the date the Tenants move out of the unit.

9. If the Tenants do not pay the Landlord the full amount owing on or before February 2, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 3, 2026, at 4.00% annually on the balance outstanding.

January 22, 2026
Date Issued

Maryam Cooper
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 expires on August 3, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 9, 2026

Rent Owing to February 14, 2026	\$17,355.72
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,051.98
Total the Tenants must pay to continue the tenancy	\$16,489.74

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$14,475.77
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,051.98
Less the amount of the last month's rent deposit	- \$3,500.00
Less the amount of the interest on the last month's rent deposit	- \$321.10
Total amount owing to the Landlord	\$9,788.69
Plus, daily compensation owing for each day of occupation starting January 21, 2026	\$117.95 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	