



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

File Number: LTB-L-100285-25

In the matter of: 322, 22 ELKHORN DR
NORTH YORK ON M2K1J4

Between: Elm Place Inc. – 22 Elkhorn Drive Landlord

And

Chun Kim Tenants
Seong-Woo Kim

Elm Place Inc. – 22 Elkhorn Drive (the 'Landlord') applied for an order to terminate the tenancy and evict Chun Kim and Seong-Woo Kim (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on January 19, 2026. The Landlord's Legal Representative, Sharon Harris, and the Tenant, Seong-Woo Kim ('SWK'), attended the hearing.

At the hearing, the parties consented to the following terms. I was satisfied that the parties understood the terms of the consent and the consequences of them.

Agreed upon facts / Facts not in dispute:

1. The application was amended to include SWK as a tenant as the parties agreed that SWK is a Tenant and proper party to the application.
2. Just prior to the hearing, SWK informed the Landlord that the other Tenant, Chun Kim ('CK') was deceased.
3. SWK will make arrangements with the Landlord's staff to make the necessary changes to the lease agreement.
4. The \$186.00 filing fee the Landlord incurred to file the application has been paid in full.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay the rent in full, on or before the 1st day of each and every month, for a period of 12 months, commencing February 1, 2026 to January 1, 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

January 26, 2026
Date Issued

Rachel Gibbons
Member, 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.