



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-035122-24

In the matter of: MAIN, 50 CORUNDUM CRES
SCARBOROUGH ON M1T1Z8

Between: Youlin Huang Landlords
Zhi Li

And

Wenbin Li Tenant

Youlin Huang and Zhi Li (the 'Landlord's) applied for an order to terminate the tenancy and evict Wenbin Li (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.

The parties attended a Hearing scheduled on January 28, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Elaine Page, the Landlords Youlin Huang and Zhi Li and the Interpreter for the Landlords Monica Huang, the Tenant's Representative Yun Tao Li and the Tenant, Wenbin Li were present in the mediation.

As a result of the mediation, the parties requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. The Landlords and the Tenant mutually agree to terminate the tenancy effective July 31, 2026.
2. The current monthly rent is \$2,200.00 due on the first day of each month.
3. Based on the Monthly rent, the daily compensation is \$72.32. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.

4. The Landlords will pay the Tenant compensation in the amount of \$2,200.00 on or before February 28, 2026 as required by section 48.1 of the *Residential Tenancies Act, 2006*
5. The Landlords is holding a last month's rent deposit in the amount of \$2,200.00. This will be applied to the last month of the tenancy; July 31, 2026.
6. Interest on the last month rent deposit, in the amount of \$134.95 is owing to the Tenant for the period from June 1, 2023 to July 31, 2026.
7. The Tenant will give the Landlords 10 days Notice if they intend to vacate the unit prior to July 31, 2026.

It is ordered on Consent that:

1. On or before February 28, 2026, the Landlords shall pay to the Tenant \$2,334.95 which represents the one month rent compensation (\$2,200.00) and interest on the rent deposit (\$134.95).
2. The tenancy between the Landlords and the Tenant is terminated on July 31, 2026. The Tenant must move out of the rental unit on or before July 31, 2026.
3. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 1, 2026.
5. If the Landlords does not pay the Tenant the full amount owing on or before February 28, 2026, the Landlords will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
6. The Tenant shall pay the Landlord compensation of \$72.32 per day for the use of the unit starting August 1, 2026 until the date the Tenant moves out of the unit.

February 2, 2026
Date Issued

Monique Browne
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 1, 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.