



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-034373-25-RV

In the matter of: UNIT 701, 10 NORTH TOWN WAY
NORTH YORK ON M2N7L4

Between: Xin Wu Landlord

And

Hyojeong Yun Tenants
Seulgi Lee

Review Order

Xin Wu (the 'Landlord') applied for an order to terminate the tenancy and evict Hyojeong Yun and Seulgi Lee (the 'Tenants') because:

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

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

This application was resolved by order LTB-L-034373-25 issued on October 1, 2025.

On October 30, 2025 the Tenant requested a review of the order and that the order be stayed

On October 31, 2025 interim order LTB-L-034373-25 -RV-IN was issued, staying the order issued on October 1, 2025.

This review request was heard by videoconference on February 4, 2026. Yun Tao Li appeared as the Landlord's legal representative, The Landlord Xin Wu, Grace Yun appeared as the Tenant's representative and the Tenant Hyojeong Yun were present. Hyojeong Yun appeared on behalf of both Tenants.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$2,175.00 It is due on the 30th day of each month.
3. The tenancy is terminated on April 30,2026.
4. The Landlord collected a rent deposit of \$2,175.00 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.
5. The Landlord has compensated the Tenants an amount equal to one month's rent (\$2,175.00) on May 29, 2026.
6. The Tenants will return the keys to the rental unit by April 30,2026.
7. The Landlord will return the \$300.00 key deposit to the Tenants by April 30,2026.

It is ordered on Consent that:

1. The request to review order LTB-L-034373-25 issued on October 1, 2025 is granted.
2. The Order LTB-L-034373-25 issued on October 1, 2025 is cancelled and replaced by the following order:
3. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 30, 2026.
4. The Landlord will pay \$11,000 to the Tenants on or before April 30,2026.
5. If the Landlord fails to pay the Tenants the amount in paragraph 4 of this order the outstanding balance will immediately become due and payable in full, with interest accruing as of the date of the breach. This will be simple interest calculated at 4.00% annually on the balance outstanding.
6. The Last month's rent deposit will be applied to April 2026 rent.
7. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 May 1, 2026.

February 10, 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 expires on October 1, 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.