



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084682-25

LTB-L-007291-26

In the matter of: 39 MAC FROST WAY
SCARBOROUGH ON M1X0C5

Between: Xiaoyin Chen Landlord

And

Bakeerathy Puvanenthiran Tenant

Xiaoyin Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Bakeerathy Puvanenthiran (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant. (LTB-L-007291-26).

The Landlord also applied for an order to terminate the tenancy and 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 (LTB-L-007291-26).

LTB-L-084682-25 was scheduled to be heard by videoconference on January 28, 2026. The Landlord's legal representative, Yun Tao Li, the Tenant, and the Tenant's legal representative, Thirusenthuran Sivapatham attended the hearing and participated in mediation.

The parties also agreed to resolve LTB-L-007291-26 and the hearing for application LTB-L-007291-26 is cancelled.

Prior to mediation, the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The Landlord sought to withdraw the L2 application LTB-L-084682-25, before the Landlord and Tenant Board.

2. The tenancy between the Landlord and the Tenant shall terminate on August 31, 2026, pursuant to the Landlord's L2 application LTB-L-007291-26.
3. If the Tenant intends to vacate the property prior to August 31, 2026, then the Tenant will provide the Landlord with 10 days written notice.
4. The lawful monthly rent is \$2,716.00 and it is due on the 1st day of each month.
5. Based on the monthly rent, the daily compensation is \$89.29. This amount is calculated as follows: \$2,716.00 x 12, divided by 365 days.
6. There is no last month's rent deposit collected by the Landlord.
7. The Landlord agrees to pay the Tenant the sum of \$11,000.00 as compensation owing to the Tenant under section 48.1 of the *Residential Tenancies Act, 2006* ("Act") and in exchange for the tenancy being terminated on or before August 31, 2026. It is to be paid to the legal firm of the Tenant's legal representative- Sivapatham Legal Services, in trust of the Tenant.
8. The Landlord agrees to provide the Tenant with a positive reference letter for future tenancies on or before April 30, 2026.

It is ordered that:

1. The Landlord's L2 application LTB-L-084682-25 is withdrawn.
2. Pursuant to LTB-L-007291-26, the Landlord shall pay to the Tenant the sum of \$11,000.00 in accordance with the following schedule:
 - a. A payment of \$5,500.00 on or before May 31, 2026; and
 - b. A final payment of \$5,500.00, on or before August 31, 2026, or within 10 days of the Tenant giving notice of their intention to vacate, if they vacate prior to August 31, 2026.
3. If the Landlord complies with paragraph 2 of this order, tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 31, 2026.
4. If the Landlord does not pay to the Tenant the full amount owing on or before August 31, 2026 and the Landlord will start to owe interest. This will be simple interest calculated from September 1, 2026 at 4.00% annually on the balance outstanding.
5. The Tenant reserves the right to terminate the tenancy sooner than February 28, 2026, with 10 days written notice to the Landlord.
6. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

7. 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 September 1, 2026.
8. The Tenant shall also pay the Landlord compensation of \$89.29 per day for the use of the unit starting September 1, 2026 until the date the Tenant moves out of the unit.

February 9, 2026
Date Issued

Britney Sooknanan
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.