



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

**File Number:** LTB-L-100175-25

**In the matter of:** 23 CLARA MAY AVE  
EAST GWILLIMBURY ON L9N0R4

**Between:** Tian Gen Wang Landlord

**And**

Bradley Wilson Tenant

Tian Gen Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Bradley Wilson (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 9, 2026.

Jie Situ appeared as the Landlord's legal representative. Gary Chan appeared as agent for the Landlord. The Tenant attended the hearing and was self-represented.

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

**It is ordered on consent that:**

1. The tenancy shall terminate effective April 30, 2026.
2. 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.
3. 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.
4. The last month's rent deposit shall fully cover rent for the month of April 2026.
5. The Tenant shall pay to the Landlord \$14,576.00. This represents \$14,270.00 in rent outstanding to March 31, 2026 as well as \$120.00 in NSF charges and the \$186.00 application filing fee.
6. If the Tenant gives the Landlord vacant possession of the rental unit no later than the termination date, the Landlord will waive the full balance outstanding as in paragraph 5.

7. If the Tenant does not give the Landlord vacant possession of the rental unit by the termination date, the Tenant will owe the full balance, as in paragraph 5. That amount will be due no later than May 10, 2026.
8. If the Tenant does not pay the Landlord the full amount owing on or before May 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 11, 2026 at 4.00% annually on the balance outstanding.
9. If the Tenant does not give the Landlord vacant possession of the rental unit by the termination date, the Tenant shall also pay the Landlord compensation of \$69.08 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.

**February 11, 2026**  
**Date Issued**

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Andrew Rowell  
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.