



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

File Number: LTB-L-100599-25

In the matter of: 23 DREW KELLY WAY
MARKHAM ON L3R 5R3

Between: Philip Kay Landlord

And

Dan Liu Tenants
Rengang Zhang

Philip Kay (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Dan Liu and Rengang Zhang (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on February 10, 2026 via video teleconference on VC line 107. The Landlord's Legal Representative Yun Tao Li attended with the Landlord. The Tenants attended and were self-represented. The Tenants attended with Ruoxi Zhang as the Tenants' Support.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy is terminated as of March 14, 2026. The Tenants shall vacate the unit on or before that date.

If the unit is not vacated on or before March 14, 2026, then starting March 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced. 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 March 15, 2026.

The Tenants shall pay the Landlord \$92.08 per day in compensation for the use of the unit from March 15, 2026 to the date the Tenants vacate the unit.

2. The last month's rent deposit is applied to the one month period of February 15, 2026 up to and including March 14, 2026.
3. The Tenants owe to the Landlord the total sum of arrears of \$13,888.05 which includes the application filing fee of \$186.00, less \$241.45 for interest owing on the last month's rent deposit (\$13,943.50 arrears + \$186.00 filing fee - \$241.45 interest owing on last month's rent deposit = \$13,888.05) and represents the total arrears owing up to and including February 14, 2026 as of today's date of February 10, 2026.
4. On March 15, 2026 and on or before the 15th (fifteenth) day of each consecutive month thereafter for the next 5 months (6 months total including the start date) up to and including August 15, 2026 the Tenants shall pay the amount of \$200.00 per month towards the arrears.
5. On or before September 15, 2026 and on or before the (fifteenth) day of each consecutive month thereafter for the next 20 months (21 months total including the start date) up to and including May 15, 2028 the Tenants shall pay the amount of \$600.00 per month towards the arrears.
6. On or before June 15, 2028 the Tenants shall pay the remaining outstanding balance of the arrears in the amount of \$88.05.
7. If the Tenants default on any one of the payments noted in paragraph(s) 4, 5, and/or 6, then at the time of default any outstanding balances shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.

February 19, 2026
Date Issued

Chris Jackson
Hearing 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 September 15, 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.