



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

File Number: LTB-L-095855-25

In the matter of: 105, 181 MILL ST
TORONTO ON M5A1C8

Between: WDL 8 LP, c/o Tricon Residential

Landlord

And

Jeffrey lo
Jennifer Duong

Tenant

WDL 8 LP, c/o Tricon Residential (the 'Landlord') applied for an order to terminate the tenancy and evict Jeffrey lo and Jennifer Duong (the 'Tenant') because the Tenants did not pay the rent that the Tenant owe.

This application was to be heard by videoconference on February 11, 2026. The Landlord's agent, Anna Savchuk, and the Tenant, Jeffrey lo, representing, Jennifer Duong, attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on December 31, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit
3. The lawful rent is \$3,326.00. It was due on the 1st day of each month.
4. The Tenants have paid \$978.00 to the Landlord since the application was filed.
5. The rent arrears owing to December 31, 2025 are \$9,000.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$3,326.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
8. Interest on the rent deposit, in the amount of \$83.15 is owing to the Tenants for the period from January 1, 2025 to December 31, 2025.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of December 31, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$5,776.85. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before March 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 2, 2026 at 4.00% annually on the balance outstanding.

February 18, 2026
Date Issued

John Russett
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$9,978.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$978.00
Less the amount of the last month's rent deposit	- \$3,326.00
Less the amount of the interest on the last month's rent deposit	- \$83.15
Total amount owing to the Landlord	\$5,776.85