



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

File Number: LTB-L-104232-25

In the matter of: BASEMENT, 78 MANORHEIGHTS STREET
RICHMOND HILL ON L4S2H4

Between: Ren Xu Landlord

And

Tashaika Zachary Bennett Tenant

Ren Xu (the 'Landlord') applied for an order to terminate the tenancy and evict Tashaika Zachary Bennett (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on February 18, 2026. The Landlord attended with her support person, Le Wang and was represented by Jie Situ. The Tenant was also present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, 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 terms and consequences of their consent.

The Parties agreed:

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. This order is a non-voidable termination of this tenancy based on the parties' mutual agreement to terminate the tenancy by May 31, 2026.
- d. The lawful rent is \$2,360.00. The rent is due on the 1st day of each month.
- e. Based on the Monthly rent, the daily rent/compensation is \$77.59. This amount is calculated as follows: \$2,360.00 x 12, divided by 365 days.
- f. The rent arrears owing by the Tenant up to and including February 28, 2026, including the \$186.00 application filing fee and NSF charges are \$5,293.00.
- g. There is no last month's rent deposit.

- h. The Landlord will waive the rent arrears in consideration of the Tenant's agreement to terminate the tenancy, return the keys to the rental unit, and enter into the Consent Order.
- i. In consideration of the Tenant's agreement to terminate the tenancy and enter into this Consent Order, the Landlord agrees to reduce the rent for March, April and May 2026, from \$2,360.00 to \$1,500.00.
- j. If the Tenant fails to pay the reduced rent for any of the months of March, April or May 2026, the full amount of the rent will be due and will be added to any rent arrears.
- k. The Consent Order resolves all matters raised in the applications and all matters arising from the Tenancy as of February 18, 2026.

It is ordered on consent that:

- 1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit no later than May 31, 2026.
- 2. The Landlord shall waive the rent arrears, NSF fees and application filing fee in the amount of \$5,293.00, in consideration of the Tenant terminating the tenancy on or before May 31, 2026.
- 3. If the Tenant does not pay the reduced amount of rent due on March, April or May 2026, the full amount of the rent shall become due and owing and will be added to the balance of any rent arrears.
- 4. If the Tenant does not vacate the rental unit on or before May 31, 2026, in accordance with this order, the Landlord shall not waive the rent arrears, application fee, and NSF fees. Additionally, the agreement to reduce the rent for the remaining months of the tenancy to \$1,500.00 will be void and the full amount of the rent will be added to the rent arrears. They will become due and owing, as of June 10, 2026, and the Tenant will start to owe interest. This will be simple interest calculated from June 11, 2026, at 4.00% annually on the balance outstanding.
- 5. The Tenant shall also pay the Landlord compensation of \$77.59 per day for the use of the unit starting June 1, 2026, until the date the Tenant moves out of the unit.
- 6. If the unit is not vacated on or before May 31, 2026, then starting June 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 June 1, 2026.

February 23, 2026
Date Issued

Helen Giannini
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 December 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.