



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

File Number: LTB-L-101739-25

In the matter of: 3210, 8 EGLINTON AVE E
TORONTO ON M4P0C1

Between: Wenli Wang Landlord

And

Karine Arielle Taiwo Noundou Tenant

Wenli Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Karine Arielle Taiwo Noundou (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on February 10, 2026.

The Landlord Representative Julie Jing Zhu and the Tenant Karine Arielle Taiwo Noundou attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,200.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.
4. The rent arrears owing to February 28, 2026 are \$2,200.00.
5. The Tenant paid the \$186.00 filing fee prior to the hearing.
6. There is no last month's rent deposit.
7. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before March 31, 2026.
2. The Tenant shall pay to the Landlord \$2,200.00 on or before February 28, 2026. This amount includes rent arrears owing up to February 28, 2026.
3. The Tenant shall pay to the Landlords the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$1100.00 on or before February 10, 2026, and;
 - b) \$1100.00 on or before February 24, 2026
4. The Tenant shall pay the rent to the Landlord for the month of March 2026 in accordance with the following schedule:
 - a) \$1,100.00 on or before March 1, 2026, and;
 - b) \$1,100.00 on or before March 15, 2026.
5. If the Tenant vacates the unit before March 31, 2026, and has made a payment in accordance with paragraph 4, the Landlord shall reimburse the Tenant for the unused portion of the rent on a per-diem basis up to the date the Tenant vacated.
6. If the Tenant fails to make payment in accordance with paragraphs 3 and 4 of this order, then the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlords pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant. **This may result in the Board issuing an order that terminates the tenancy before March 31, 2026.**
7. The Tenant shall also pay the Landlord compensation of \$72.33 per day for the use of the unit starting April 1, 2026 until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.
9. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 April 1, 2026.

February 27, 2026
Date Issued

Sarah Harriman
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 October 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.