



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-105490-25

In the matter of: 370 WALDEN DR
KANATA ON K2K0M9

Between: Zi Jin
Wenwen Chen
Landlords

And

Kurt Headrick
Sally Rowsell
Tenants

Zi Jin and Wenwen Chen (the 'Landlords') applied for an order to terminate the tenancy and evict Kurt Headrick and Sally Rowsell (the 'Tenants') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlords also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was scheduled to be heard by videoconference on February 23, 2026.

The Landlord's Legal Representative Cuiwen Hu, Landlord Zi Jin and the Tenants attended the hearing.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agreed:

1. To be peaceful for the duration of the tenancy.
2. The Tenants will pay the Landlords rent on April 1 and May 1, 2026.

3. The rent deposit will apply to June 2026.

It is ordered on consent that:

1. The Landlords waive March 2026 rent.
2. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 30, 2026.
3. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after July 1, 2026.

February 27, 2026

Date Issued

Melinda Jamieson

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 of the Tenant expires on January 1, 2027, 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.