



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

File Number: LTB-L-096296-25

In the matter of: BASEMENT, 43 BLUEKING CRES,
SCARBOROUGH ON M1C4M7

Between: ANNETTE YEE YEN YEH-YANG Landlords
I-HUNG ERIC YEH

And

NADINE FORSKIN Tenant

ANNETTE YEE YEN YEH-YANG and I-HUNG ERIC YEH (the 'Landlords') applied for an order to terminate the tenancy and evict NADINE FORSKIN (the 'Tenant') because:

- the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on February 23, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlords, Annette Yee Yen Yeh-Yang and I-Hung Eric Yeh, the Landlords' Representative, Yasmin van Maurik, the Landlords' Support, Alan Yeh, the Tenant, Nadine Forskin, and Tenant's Representative, Nicola Raine Diak participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlords compensated the Tenant an amount equal to one month's rent on November 29, 2025.

3. Based on the monthly rent, the daily compensation is \$26.47. This amount is calculated as follows: $\$805.00 \times 12$, divided by 365 days.
4. The Landlords collected a rent deposit of \$765.00 from the Tenant and this deposit is still being held by the Landlords. Interest on the rent deposit, in the amount of \$11.75 is owing to the Tenant for the period from June 2, 2025, to February 23, 2026. The rent deposit and the interest on the rent deposit will be applied to June 2026's rent.
5. The Landlords agrees to waive rent for the months of March, April and May 2026.
6. The Landlords agrees to provide a compensation in the amount of \$2,000 to the Tenant by April 1, 2026.
7. The Parties agree that the legal representatives will communicate with each other regarding legal issues that emanate from the rental unit.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated as of June 30, 2026.
2. 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.
3. 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.
4. The Tenant shall also pay the Landlords compensation of \$26.47 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlords the daily compensation owing with respect to paragraph 4, the Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding.

February 25, 2026
Date Issued

Rachael Kukoyi
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 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.