



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

File Number: LTB-L-102664-25

In the matter of: 1609, 175 BAMBURGH CIR
SCARBOROUGH ON M1W3X8

Between: Maggie Man Po Lee Landlord
Man Hong Lee

And

Sue (Su Qiong) Huang Tenant

Maggie Man Po Lee and Man Hong Lee (the 'Landlord') applied for an order to terminate the tenancy and evict Sue (Su Qiong) Huang and Wesley (Chin Lin) Chiang (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 12, 2026.

Only the Landlord's Legal Representative, Stephen Wai, Wesley Chiang (WC), and Wesley Chiang's Legal Representative, Xu Ming, attended the hearing.

As of 3:25p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

Preliminary Issue: Wesley (Chin Ling) Chiang is not a Tenant

1. At the hearing, WC testified that he was never a tenant. WC testified he co-signed the lease as a co-tenant to assist his friend, Sue Huang (SH), 6 years ago, however he has never lived in the unit or made rent payments. WC testified he has never had a key to the rental unit, and all rent receipts are in SH's name only.
2. The Landlord stated that they were only made aware that WC did not live in the rental unit in October 2025. The Landlord acknowledged that they had only ever received rent cheques from SH and that they had never seen WC in the rental unit when they collected rent or attended the property for repairs.
3. Based on the evidence of both parties, I am satisfied that WC does not meet the definition of a 'tenant' pursuant to section 2(1) of the *Residential Tenancies Act, 2006* (the 'Act'). WC

has never paid rent or occupied the rental unit. I accept WC's evidence that he never intended to live in the rental unit and only acted as guarantor for SH. I also accept the Landlord's evidence that they never saw WC in the rental unit and never received any rent payments from him. As a result, WC is not a proper respondent to this application.

L1 Application:

4. The Landlord served the Tenant with a valid 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.
5. As of the hearing date, the Tenant was still in possession of the rental unit.
6. The lawful rent is \$2,610.00. It is due on the 1st day of each month.
7. Based on the Monthly rent, the daily rent/compensation is \$85.81. This amount is calculated as follows: \$2,610.00 x 12, divided by 365 days.
8. The Tenant has not made any payments since the application was filed.
9. The rent arrears owing to February 28, 2026 are \$28,170.00.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
11. The Landlord collected a rent deposit of \$2,550.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
12. Interest on the rent deposit, in the amount of \$309.79 is owing to the Tenant for the period from July 11, 2019 to February 12, 2026.
13. The Tenant did not attend the hearing and thus I did not hear any evidence or submissions from them regarding their circumstances. The Landlord was not aware of any relevant section 83 considerations for the Tenant.
14. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$30,966.00 if the payment is made on or before March 14, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after March 14, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before March 14, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$23,915.93. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$85.81 per day for the use of the unit starting February 13, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before March 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 15, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before March 14, 2026, then starting March 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 March 15, 2026.

March 3, 2026
Date Issued

Allana McComb
Member, 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 September 15, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 14, 2026

Rent Owing To March 31, 2026	\$30,780.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$30,966.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$26,589.72
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,550.00
Less the amount of the interest on the last month's rent deposit	- \$309.79
Total amount owing to the Landlord	\$23,915.93
Plus daily compensation owing for each day of occupation starting February 13, 2026	\$85.81 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	