



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

File Number: LTB-L-001225-26

In the matter of: 1602, 750 York Mills Rd
Toronto ON M3B1X1

Between: MLYM Inc c/o Minto Management Ltd Landlord

And

Huidong Xi Tenant

MLYM Inc c/o Minto Management Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Huidong Xi (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

This application was heard by videoconference on February 11, 2026.

The Landlord's representative Faith McGregor, the Tenant's support Xinzhe Fang and the Tenant attended the hearing.

Determinations:

1. The parties came before me and requested to resolve the application with the following terms on consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord 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 Landlord on or after March 1, 2026.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenant does not pay the Landlord the full amount owing on or before March 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 9, 2026, at 4.00% annually on the balance outstanding.

February 25, 2026

Date Issued

Reshad Nazeer

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.