



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100136-25

In the matter of: 15 VALLEYVIEW AVE
HOLLAND LANDING ON L9N1K2

Between: Youjian Zhou Landlord

And

Sierra, Isabella Di-Girolamo (Digirolamo) Tenants
Jordan. R Bernhart

Youjian Zhou (the 'Landlord') applied for an order to terminate the tenancy and evict Sierra, Isabella Di-Girolamo (Digirolamo) and Jordan. R Bernhart (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

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

This application was heard by videoconference on February 24, 2026.

The Landlord's legal representative Jiangning Guo and the Tenant Jordan Bernhart attended the hearing.

The parties agreed:

1. The tenancy between the parties is terminated effective March 31, 2026.
2. The Tenants owe rent arrears to the Landlord in the amount of \$2,000.00. The rent arrears are up to Feb 28, 2026.
3. The Landlord will apply the last month's rent deposit to the period of March 2026.
4. The interest owing on the last month's rent deposit has been applied to the amount of the rent arrears owing till February 28, 2026.
5. The key deposit in the amount of \$200.00 will be returned to the Tenants upon the Landlord receiving keys to the rental unit.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated effective March 31, 2026. The Tenants must move out of the rental unit on or before March 31, 2026.

2. 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.
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 April 1, 2026.

March 4, 2026
Date Issued

Inderdeep Padda
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 of the Tenants 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.