



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-104338-25

In the matter of: 10 WILLOWGATE DR
MARKHAM ON L3P1G2

Between: SHANYUN YANG Landlord

And

DANIELLE WANNAMAKER Tenant
DAVID JANES

SHANYUN YANG (the 'Landlord') applied for an order requiring DANIELLE WANNAMAKER and DAVID JANES (the 'Tenant') to pay the rent that the Tenant owes.

The Landlord also applied for an order terminating the tenancy and evicting the Tenants because the Tenants have been persistently late in paying the monthly rent.

These applications were heard by videoconference on March 4, 2026.

The Landlord attended the hearing. Xiangyu Luo appeared as the Landlord's legal representative. David Janes attended the hearing on behalf of both Tenants and was self-represented.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The tenancy shall terminate effective April 30, 2026.
2. The last month's rent deposit shall be applied to rent for April 2026.
3. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord 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 Landlord on or after May 1, 2026.
5. The Tenants shall pay to the Landlord \$10,400.00. This amount includes rent arrears owing up to March 31, 2026.

6. The Tenants shall pay the amount in paragraph 5 in the following manner:
- a) \$2,600.00 on or before March 13, 2026.
 - b) \$2,600.00 on or before March 27, 2026.
 - c) \$1,300.00 on or before April 10, 2026.
 - d) \$1,300.00 on or before April 24, 2026.
 - e) \$2,600.00 on or before May 8, 2026.
7. If the Tenants fail to make a payment as in paragraph 6 of this order the outstanding balance will immediately become due and payable in full, with interest accruing as of the date of the breach. This will be simple interest calculated at 4.00% annually on the balance outstanding.

March 12, 2026
Date Issued

Andrew Rowell
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.