



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

File Number: LTB-L-108635-25

In the matter of: 168 THREE VALLEYS DR
NORTH YORK ON M3A3B9

Between: Shu Zhang Landlords
Colin Patrick Deagazio

And

Eisa Jamali Tenant

Shu Zhang and Colin Patrick Deagazio (the 'Landlords') applied for an order to terminate the tenancy and evict Eisa Jamali (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on March 5, 2026. The Landlord, Shu Zhang, the Landlords' legal representatives, Yun Tao Li, the Tenant and the Tenant's legal representative, Ali Golabgir attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlords 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$4,510.00. It is due on the 23rd day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$148.27. This amount is calculated as follows: \$4,510.00 x 12 months, divided by 365 days.
5. The rent arrears owing to March 22, 2026 are \$43,410.00.

6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlords collected a rent deposit of \$4,400.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated. The rent deposit will apply for the period from March 23, 2026 to April 22, 2026.
8. Interest on the rent deposit in the amount of \$298.67 is owing to the Tenant for the period from June 23, 2023 to March 22, 2026. The amount of \$110.00 has been used to increase the amount of the rent deposit held by the Landlords so that is equal to the current lawful rent. The remaining balance in the amount of \$188.67 will be deducted from the amount of arrears.
9. The Landlords collected a furniture deposit in the amount of \$3,000.00 from the Tenant and this deposit is still being held by the Landlords. This deposit will be deducted from the amount of arrears.

On consent it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated on April 22, 2026. The Tenant must move out of the rental unit on or before April 22, 2026.
2. If the unit is not vacated on or before April 22, 2026, then starting April 23, 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 23, 2026.
4. The Landlord shall apply the last month rent deposit to the period from March 23, 2026 to April 22, 2026 which is the last rental period of the tenancy.
5. If the Tenant does not vacate the rental unit on or before April 22, 2026, the Tenant shall pay to the Landlords compensation of \$148.27 per day for the use of the unit starting April 23, 2026 until the date the Tenant moves out of the unit.
6. The Tenant shall pay to the Landlords \$40,407.33 which represents arrears of rent for the period ending March 22, 2026 (\$43,410.00), less the furniture deposit (\$3,000.00) less the remaining balance of the interest on the rent deposit (\$188.67) plus the application filing fee (\$186.00). The Landlords waive the amount of \$20,203.66 if the Tenant vacates on or before April 22, 2026.

If the Tenant vacates the rental unit on or before April 22, 2026

7. The Landlords shall waive \$20,203.66 from the rent arrears and cost (\$40,407.33) for the period ending March 22, 2026, in exchange of the Tenant terminating the tenancy on or before April 22, 2026 and vacating the rental unit.

8. On or before April 23, 2026, the Tenant shall pay to the Landlords \$20,203.67 which represents the remaining balance of the rent arrears and cost for the period ending March 22, 2026 after the Landlords waive the amount of 20,203.66.
9. If the Tenant fails to make the payment on or before April 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 24, 2026 at 4.00% annually on the balance outstanding.

If the Tenant vacates the rental unit after April 22, 2026

10. On or before April 23, 2026, the Tenant shall pay to the Landlords \$40,407.33 which represents arrears of rent for the period ending March 22, 2026 (\$43,410.00), less the furniture deposit (\$3,000.00) less the remaining balance of the interest on the rent deposit (\$188.67) plus the application filing fee (\$186.00).
10. If the Tenant fails to make the payment on or before April 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 24, 2026 at 4.00% annually on the balance outstanding.

March 18, 2026
Date Issued

Floredana Ungureanu
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 expires on October 23, 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.