



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100614-25

In the matter of: UNIT 706, 28 WELLESLEY ST E
TORONTO ON M4Y0C4

Between: Zhao Dou Landlord

And

Brian Zhou Tenant

Zhao Dou (the 'Landlord') applied for an order to terminate the tenancy and evict Brian Zhou (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

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 March 3, 2026.

The Landlord and the Tenant attended the hearing.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. I am satisfied the parties understood the terms.

On consent of the parties, it is ordered that:

1. The parties agree that on or before March 31, 2026, the Tenant shall allow the Landlord access to the rental unit with proper notice in accordance with the *Residential Tenancies Act*, 2006 (the "Act"), to perform cleaning of the rental unit.
2. The cleaning will include:
 - Addressing the general cleanliness of the rental unit removing debris and garbage;
 - Sanitization of the bathroom and kitchen and all surface areas;
 - Dusting;
 - Window cleaning; and
 - Carpet or floor cleaning where needed.

March 13, 2026

Date Issued

Greg Brocanier

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.