



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005121-26

In the matter of: 196 DAWN AVE
GUELPH ON N1G5J9

Between: Jiaguo Lu Landlord
Lifei Wang

And

Gary Daniell Tenants
Alison Daniell
Caroline Daniell
Michael Daniell

Jiaguo Lu and Lifei Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Gary Daniell, Alison Daniell, Caroline Daniell and Michael Daniell (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on March 11, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's, Jiaguo Lu and Lifei Wang and the Tenant's Representative Janet Van Oordt and the Tenant's Gary Daniell and Alison Daniell participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Fact:

1. The Landlords and the Tenants mutually agree to terminate the tenancy effective July 15, 2026.
2. The current monthly rent is \$2,768.00 due on the first day of each month.
3. The Landlords collected a rent deposit in the amount of \$2,518.00 from the Tenants 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 as rent for the month of July 2026.

4. The Landlords shall pay to the Tenants \$ 2,768.00 one month compensation and the Interest owed on or before April 1, 2026.

It is ordered on consent that:

1. The Landlords shall pay to the Tenants \$2,768.00 plus the interest owed on the rent deposit on or before April 1, 2026.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 15, 2026.
3. The Last month deposit will be applied to July 2026 rent. July's rent will be prorated to July 15, 2026.
4. If there is a breach in payment, the balance becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing the date following the breach.
5. If the unit is not vacated on or before July 15, 2026, then starting July 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 July 16, 2026.

March 16, 2026
Date Issued

Monique Browne
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 of the Tenants expires on January 16, 2027 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.