



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

File Number: LTB-L-107830-25

In the matter of: 5307, 8 EGLINTON AVE E
TORONTO ON M4P0C1

Between: Wai Keung Leung Landlord

And

Clayton McClements Tenant

Wai Keung Leung (the 'Landlord') applied for an order to terminate the tenancy and evict Clayton McClements (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 12, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord, the Landlord's agent, Samuel Kwok, and the Tenant were present. The Tenant did not meet with Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on March 5, 2026.
3. The Tenant owes the Landlord the sum of \$2,300.00. This amount represents a negotiated settlement of rent owing up to the date the Tenant moved out of the rental unit and takes into consideration the cost of filing the application, the rent deposit and interest owing on the rent deposit.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 5, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$2,300.00. This amount represents a negotiated settlement of rent owing up to the date the Tenant moved out of the rental unit and takes into consideration the cost of filing the application, the rent deposit and interest owing on the rent deposit.
3. If the Tenant does not pay the Landlord the full amount owing on or before March 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 14, 2026 at 4.00% annually on the balance outstanding.

March 20, 2026
Date Issued

Nancy Fahlgren
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.