



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

**File Number:** LTB-L-107525-25

**In the matter of:** 30 ROUGEHAVEN WAY  
MARKHAM ON L3P 7W5

**Between:** Yun-Qing Ke Landlord

**and**

Christine Robinson Tenant

Yun-Qing Ke (the 'Landlord') applied for an order to terminate the tenancy and evict Christine Robinson (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled for a videoconference hearing on March 16, 2026.

The Landlord, the Landlord's Representative Yun Tao Li, the Tenant, and Tenant's Representative Benjamin Hognestad engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

### **Agreed Facts:**

- 1) The current rent is \$1,890.00. It is due on the 1<sup>st</sup> day of each month.
- 2) The Landlord compensated the Tenant an amount equal to one month's rent by February 19, 2026.
- 3) Based on the monthly rent, the daily compensation is \$62.14. This amount is calculated as follows: \$1,890.00 x 12 months, divided by 365 days.
- 4) The Landlord collected a rent deposit of \$1,890.00 from the Tenant and this deposit is still being held by the Landlord and shall only be applied to the last month of the tenancy.
- 5) Interest on the last month rent deposit, in the amount of \$268.46 is owing to the Tenant for the period from April 1, 2017 to March 16, 2026. The Landlord shall pay to the Tenant all

interest owed on the last month rent deposit up to the day before the deposit is applied to the last month of the tenancy.

- 6) This tenancy is terminating. The Tenant shall only pay rent/daily compensation up until the last day that the Tenant has possession of the rental unit.
- 7) The Tenant will provide 10 days notice to the Landlord if the Tenant intends to give up possession of the unit and move out earlier than November 1, 2026.

**It is ordered on consent of the parties that:**

1. The tenancy between the Landlord and the Tenant is terminated on or before November 1, 2026. **The Tenant must move out of the rental unit on or before November 1, 2026.**
2. If the unit is not vacated on or before November 1, 2026, then starting November 2, 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 November 2, 2026.
4. The Landlord shall pay to the Tenant all interest owing on the last month rent deposit on or before November 1, 2026. If the Landlord doesn't pay the full amount owing, the Landlord will start to accrue simple interest at 4% annually on the outstanding balance.
5. This order is in full and final settlement of this application.

**March 18, 2026**  
**Date Issued**

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Denise Hannivan  
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 Tenant expires on May 2, 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.