



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-108667-25

In the matter of: 13539 SIXTH LINE NASSAGAWEYA
MILTON ON L7J2L7

Between: Mi Young Chang Landlord

And

Cornelis Kuipers Tenant

Mi Young Chang (the 'Landlord') applied for an order to terminate the tenancy and evict Cornelis Kuipers (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 heard by videoconference on March 17, 2026.

The Landlord's Legal Representative, Ki Shik Shin and the Landlord attended the hearing. Witnesses for the Landlord, Jingoo Huh and Jong Kwon Park attended the hearing. Sarah Im, an interpreter for the Landlord and the Landlord's witness, Jong Kwon Park also attended the hearing.

The Tenant, Cornelis Kuipers attended the hearing and spoke to Tenant Duty Counsel prior to the hearing.

The parties mutually agreed to resolve all matters at issue in this application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

Agreed Upon Facts:

1. The application is amended to remove the Tenant, Roswitha Kuipers as she is deceased.
2. The Landlord is not holding a Last Month Rent Deposit.
3. The current monthly rent is \$1,771.32, and due on the first of the month.

4. The tenancy is a month-to-month tenancy.
5. The Landlord has fulfilled its obligation under section 48(1) of the *Residential Tenancies Act, 2006 (Act)*, to compensate the Tenant in an amount equal to one month's rent. The Tenant received the bank draft on February 26, 2026, however, has not yet cashed it.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 15, 2026.
2. If the unit is not vacated on or before May 15, 2026, then starting May 16, 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 May 16, 2026.
4. The Tenant shall pay to the Landlord compensation of \$58.24 per day for the use of the unit from May 16, 2026, until the date the Tenant moves out of the rental unit.
5. The Tenant shall cash the bank draft that he received on February 26, 2026, for the required one month's compensation.

March 19, 2026
Date Issued

Trish Carson

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 16, 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.