



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000192-26
& LTB-L-010900-26

In the matter of: 905, 4968 YONGE ST
NORTH YORK ON M2N7G9

Between: Amy Tang Landlord

And

Opal Buchanan Tenant

Amy Tang (the 'Landlord') applied for an order to terminate the tenancy and evict Opal Buchanan (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. **(L2 Application)**
- the Tenant did not pay the rent that the Tenant owes **(L1 Application)**

Both applications were mediated by videoconference on March 17, 2026.

The Landlord Amy Tang and Landlord Support person Ben Chan and the Tenant Opal Buchanan attended the hearing.

The parties mutually agreed to resolve all matters at issue in both applications and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,830.71. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$60.19. This amount is calculated as follows: \$1,830.71 x 12, divided by 365 days.
4. The Landlord has agreed to waive the arrears owing for the months of January and February 2026.
5. The Landlord has compensated the Tenant an amount equal to one month's rent by April 30, 2026, by waiving the rent owed by the Tenant for the month of March 2026.

6. The Landlord collected a rent deposit of \$1,830.71 from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be used to satisfy the rent for the month of April 2026, which is the last month of the tenancy.
7. Interest on the rent deposit, in the amount of \$33.81 is owing to the Tenant for the period from May 1, 2025 to March 31, 2026.
8. The Landlord also collected a refundable key deposit of \$200.00 from the Tenant.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is the Tenant must move out of the rental unit on or before April 30, 2026.
2. The Landlord shall pay to the Tenant \$33.81 which represents the interest on the last month's rent deposit on or before April 15, 2026.
3. The Landlord shall also refund the Tenant's \$200.00 key deposit upon the Tenant's return of the front door key, entry fob, and mailroom key on or before April 30, 2026.
4. The Tenant shall pay the Landlord compensation of \$60.19 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.
5. If the unit is not vacated on or before April 30, 2026, then starting May 1, 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 May 1, 2026.
7. This order resolves all matters between the parties relating to this tenancy.

March 23, 2026
Date Issued

Sarah Harriman
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 November 1, 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.