



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

File Number: LTB-L-005061-26

In the matter of: 1, 50 HIGH ST E
MISSISSAUGA ON L5G1K1

Between: 1001107627 Ontario Inc. Landlord

and

Yoshihisa Yuri Tenant

1001107627 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Yoshihisa Yuri (the 'Tenant') because the Landlord requires possession of the rental unit in order to demolish the unit.

This application was scheduled to be heard by videoconference on March 19, 2026. Instead, the Landlord Tim Neeb, the Landlord's Legal Representative Kristin Ley and the Tenant, who had consulted with Tenant Duty Counsel, participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The Landlord is holding a last month's rent deposit. It will be applied to the last month of the tenancy.
2. Should the Tenant vacate the rental unit on or before April 3, 2026, then the Landlord will refund the Tenant the last month's rent deposit.
3. Should the Tenant pay the lawful monthly rent for April 2026 and May 2026 and then vacate the rental unit on or before May 3, 2026 then the Landlord will refund the Tenant the last month's rent deposit.
4. The Landlord shall provide the Tenant with a positive letter of reference on or before March 24, 2026.

On consent of the parties, it is ordered that:

1. The Landlord shall pay to the Tenant \$5,834.51 on or before March 24, 2026.
2. If the Landlord fails to make the payment in full and on time, then the outstanding balance becomes immediately due and payable and the balance will begin to accrue interest. This will be simple interest calculated at the post-judgment interest rate determined under paragraph 207(7) of the Residential Tenancies Act, 2006 starting March 25, 2026.

3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
4. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 June 1, 2026.

March 23, 2026
Date Issued

Lindsay Phomin
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 December 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.