



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000857-26

In the matter of: UNIT 532, 2 DAVID EYER RD
RICHMOND HILL ON L4S0N6

Between: Nam Eun Lee Landlord
Moon Jung Ha

And

Samantha Leach Tenant

Nam Eun Lee and Moon Jung Ha (the 'Landlord') applied for an order to terminate the tenancy and evict Samantha Leach (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 12, 2026. The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Before the start of the hearing the Landlord's Representative, Yun Tao Li, and the Tenant's Representative, Nnonyechi Okenwa, advised that the parties had reached an agreement.

I am satisfied that the parties understood 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 \$2,400.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$78.90. This amount is calculated as follows: \$2,400.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to March 14, 2026, are \$9,600.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$2,400.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

8. Interest on the rent deposit, in the amount of \$97.42 is owing to the Tenant for the period from June 15, 2024, to March 12, 2026.
9. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on or before March 31, 2026.
2. The Landlord shall waive all arrears if the Tenant vacates the unit on or before March 31, 2026.
3. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 April 1, 2026.

March 26, 2026
Date Issued

Sumathi Dhanapal
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 expires on October 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.