



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

File Number: LTB-L-092426-25

In the matter of: BASEMENT UNIT 2, 107 WATSON STREET
TORONTO ON M1C1E2

Between: QUAN LUONG Landlord

And

CUMBA MALANG Tenant

QUAN LUONG (the 'Landlord') applied for an order to terminate the tenancy and evict CUMBA MALANG (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 to be heard by videoconference on March 17, 2026.

The Landlord and the Landlord's Representative, Honghui Zhou, attended with Interpreter Renee Xu.

The Tenant and the Tenant's Representative, Kevin Laforest, were present.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. Based on the monthly rent, the daily compensation is \$21.37. This amount is calculated as follows: \$650.00 x 12, divided by 365 days.
2. The Landlord issued a cheque to compensate the Tenant with an amount equal to one month's rent. The Tenant did not pick up the cheque from the mailbox. The Landlord will compensate the Tenant by March 18, 2026.

3. The Landlord will also pay the Tenant \$7,000.00 additional compensation.
4. The Landlord collected a rent deposit of \$650.00 from the Tenant, and this deposit is still being held by the Landlord. The rent deposit is applied to the last rental period of the tenancy, April 2026.
5. Interest on the rent deposit, in the amount of \$52.92, is owing to the Tenant for the period from November 1, 2022, to March 17, 2026.

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 April 30, 2026.
2. 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.
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 1, 2026.
4. The Landlord shall pay to the Tenant \$7,052.92, via bank draft in accordance with the following schedule:
 - \$3,500.00 on or before March 31, 2026, and
 - \$3,552.92 on or before April 18, 2026.
5. If the Landlord does not pay the Tenant the amount in accordance with paragraph 4 of this order, then on the day following the date of default, the full balance owing becomes immediately due and payable, and the Landlord will start to owe interest. This will be simple interest at 4.00% annually on the balance outstanding.

March 25, 2026
Date Issued

Eno Ubia
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.