



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002605-26

In the matter of: unit 1202, 105 ONEIDA CRES
RICHMOND HILL ON L4B0H6

Between: YU HONG DAI Landlord

And

MATTHEW SAHID Tenant

YU HONG DAI (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict MATTHEW SAHID (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 23, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's representative Julie Jing Zhu and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the Tenancy and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on March 15, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,600.00. It was due on the 15th day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 15, 2026 are \$8,800.00

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,600.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$146.18 is owing to the Tenant for the period from December 10, 2023, to March 15, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 15, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$6,239.82. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$623.98 on or before the 10th day of each month starting April 10, 2026, until the arrears are paid in full.
4. If the Tenant fails to make any payments as set out in this order, then the outstanding amount shall become payable, together with simple interest, calculated from the day after the default. The amount owing shall bear interest at the post-judgment rate determined under subsection 207(7) of the Residential Tenancies Act 2006.

March 25, 2026
Date Issued

Dillanique Knight
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$8,800.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,600.00
Less the amount of the interest on the last month's rent deposit	- \$146.18
Total amount owing to the Landlord	\$6,239.82