



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-104495-25

In the matter of: SECOND FLOOR, 59 ANGUS DR
TORONTO ON M2J2W9

Between: YANBIN CHEN Landlord

And

YONG YANG Tenant
XIN SHAO

YANBIN CHEN (the 'Landlord') applied for an order to terminate the tenancy and evict YONG YANG and XIN SHAO (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

YANBIN CHEN (the 'Landlord') also applied for an order requiring YONG YANG and XIN SHAO (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The application was scheduled to be heard on March 24, 2026, by video conference, at which the parties decided to participate in Board-facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Andrew McMaster, the Landlord and the Tenant, Xin Shao, who represented Yong Yang were present.

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

Agreed facts:

1. The Landlord collected a rent deposit of \$2,250.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$162.86 is owing to the Tenant for the period from March 1, 2023 to March 24, 2026.

2. The Landlord has incurred reasonable out-of-pocket expenses of \$6,001.62 up to and including February 28, 2026 as a result of the Tenant's failure to pay utility costs
3. The parties mutually agreed that the Landlord shall apply the interest on the rent deposit to the outstanding utility charges. After the application of interest, the new utility balance is \$5,838.76.
4. The parties mutually agreed that the Tenant owes utility charges starting March 1, 2026 to the end of the tenancy.
5. The parties mutually agreed to a nonvoidable order with an eviction date of June 30, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 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 July 1, 2026.
4. The Landlord is holding a rent deposit in the amount of \$2,250.00 and shall apply the deposit to the Tenant's rent for June 2026.
5. The total amount the Tenant shall pay the Landlord is \$5,838.76, which represents the reasonable out-of-pocket expenses the Landlord has incurred as a result of the unpaid utility costs.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

April 1, 2026
Date Issued

Michelle Forrester
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 January 1, 2027 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.

