



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109036-25

In the matter of: 227 Portrush ave.
Ottawa ON K2J5J6

Between: Helan Zhang Landlord

And

Charles Gilbert Tenant

Helan Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Charles Gilbert (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 9, 2026. The Landlord, the Landlord's support, Heying Zhang and the Tenant attended the hearing and elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer.

As a result of the mediation the parties requested an order on consent, and I am satisfied that the parties understand 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 \$2,300.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$75.62. This amount is calculated as follows: \$2,300.00 x 12, divided by 365 days.
4. The rent arrears owing to March 31, 2026 are \$4,600.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.
7. The parties agree that the Tenant shall pay to the Landlord the rent arrears owing to March 31, 2026 plus the application filing fee of \$186.00 in the sum of \$4,786.00 in accordance with the payment plan set out in paragraph 4 of this order below.

8. Parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before June 30, 2026.
2. The Tenant shall pay to the Landlord \$4,786.00. This amount includes rent arrears owing to March 31, 2026 and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$75.62 per day for the use of the unit starting April 1, 2026 until the date the Tenant moves out of the unit.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 2 above in accordance with the following schedule:
 - a. Payments of \$1,595.33 on the 24th day of each month starting April 24, 2026 continuing each month until June 24, 2026.
5. If the Tenant defaults in any of the payments required by paragraph 4a of this order, the full amount owing shall become immediately due and owing and the Tenant will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.
6. 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.
7. 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.

April 1, 2026
Date Issued

Britney Sooknanan
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 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay upon termination of the tenancy

Rent Owing To March 31, 2026	\$4,600.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$4,786.00
Plus daily compensation owing for each day of occupation starting April 1, 2026	\$75.62 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	