



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010485-26

In the matter of: 2 MCCLURE CRES
THOROLD ON L2V 4B6

Between: Meifen Xu Landlord

And

Cole Ritchie Tenant

Meifen Xu (the 'Landlord') applied for an order to terminate the tenancy and evict Cole Ritchie (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties engaged in settlement discussions during the online negotiation stage of the application. As a result, the parties arrived at terms of settlement and both parties acknowledged their agreement during a zoom mediation on Friday, March 27th, 2026. The Tenant and the Landlord's Legal Representative, Jiangning Guo, participated.

The parties requested an Order on Consent and I was satisfied that the parties understood the consequences of the Consent.

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 March 31, 2026.
2. **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.**
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 April 1, 2026.**
4. If the rental unit has not been vacated on or before March 31, 2026, the Landlord may also collect a per diem rate of \$63.85 (based on \$1 942.00 per month X 12 months / 365 days) for use of the unit starting April 1, 2026 to the day the Tenant vacates the unit.
5. The last month's rent deposit shall be applied to the period March 1 – 31, 2026.
6. The Tenant owes to the Landlord \$6 012.00, representing the rent arrears up to and including February 28, 2026 and the \$186.00 application filing fee.

7. Provided the Tenant gives vacant possession of the rental unit to the Landlord on or before March 31, 2026, then the Landlord shall waive the full amount owing including the application filing fee. Interest owing on the last month's rent deposit is also waived.
8. If and when vacant possession is not given to the Landlord on or before March 31, 2026, then the full amount owing (\$6 012.00) becomes due and payable immediately and Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing April 1, 2026.
9. Vacant possession of the rental unit shall be considered given to the Landlord once the Tenant has emailed the Landlord's Legal Representative indicating that the unit keys have been left on the kitchen counter.
10. Any items remaining in the rental unit shall be the responsibility of the Landlord to dispose of. This includes, but is not limited to, any furniture and wine making supplies that were left in the unit by previous Tenants. Further, the Tenant shall not be responsible for any of the costs associated with disposing of any items.

April 1, 2026
Date Issued

Susan Parsons

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.