



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-027634-26

In the matter of: 41 TRAIL RIDGE LANE
MARKHAM ON L6C2B8

Between: Jing Han Zhao Landlord

And

Yiu Lun Chung Tenants
Haixiang Chen
Woon Chun Chen
Nga Yan Chung

Jing Han Zhao (the 'Landlord') applied for an order to terminate the tenancy and evict Yiu Lun Chung, Haixiang Chen, Woon Chun Chen and Nga Yan Chung (the 'Tenants') and for an order to have the Tenants pay compensation for damage they owe because the Tenants did not meet a condition specified in the order issued by the LTB on January 26, 2026 with respect to application LTB-L-089681-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.

2. I find that the Tenants have not met the following condition specified in the order:

The Tenants failed to pay the lawful rent for March 2026, in full on or before March 1, 2026.

3. The Landlord collected a rent deposit of \$3,200.00 from the Tenants and this deposit is still being held by the Landlord.
4. Interest on the rent deposit is owing to the Tenants for the period from September 1, 2020, to April 2, 2026.
5. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants are required to pay.

6. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenants move out of the unit at a daily rate of \$114.41. This amount is calculated as follows: \$3,480.00 x 12, divided by 365 days.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 13, 2026.
2. If the unit is not vacated on or before April 13, 2026, then starting April 14, 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 14, 2026.
4. As of the date of this order, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the compensation for damage the Landlord is entitled to by \$3,517.80*.
5. However, the Landlord is authorized to deduct the following from the amount the Landlord owes the Tenants: \$114.41 per day for compensation for the use of the unit starting April 3, 2026, to the date the Tenants move out of the unit.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

April 2, 2026
Date Issued

Joshua Labbe
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenants have until April 12, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the Tenants file the motion by April 12, 2026, the order will be stayed, and the LTB will schedule a hearing.

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 14, 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.

* Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenants must pay the Landlord:**

Reason for amount owing	Period	Amount
Amount owing from previous order		\$0.00
New NSF cheque charges and related administration charges		\$0.00
Less the rent deposit:		-\$3,200.00
Less the interest owing on the rent deposit	September 1, 2020, to April 2, 2026	-\$317.80
Plus, daily compensation owing for each day of occupation starting April 3, 2026		\$114.41 (per day)
Total the Tenants must pay the Landlord:		- \$191.02 +\$114.41 per day starting April 3, 2026