



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

File Number: LTB-L-006005-26

In the matter of: 32 ARUNDEL DR
VAUGHAN ON L4H2W6

Between: YAN LING ZHU Landlord

And

FERNANDA LEONOR Tenant
CLAUDIA GOMES

YAN LING ZHU (the 'Landlord') applied for an order to terminate the tenancy and evict FERNANDA LEONOR and CLAUDIA GOMES (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings.

The application was scheduled to be heard by video conference on March 26, 2026. The Landlord attended and was represented by Marija Bene. The Tenant, Fernanda Leonor attended and was represented by Greg Ovoyan. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord served the Tenant with a 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.
- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. This order is a non-voidable termination of this tenancy based on the parties' mutual agreement to terminate the tenancy by April 20, 2026.
- d. The lawful rent is \$5,000.00. The rent is due on the 1st day of each month.

- e. Based on the Monthly rent, the daily rent/compensation is \$164.38. This amount is calculated as follows: $\$5,000.00 \times 12$, divided by 365 days.
- f. The rent arrears owing by the Tenant up to and including March 31, 2026, including the \$186.00 application filing fee are \$46,686.00.
- g. The Landlord collected a rent deposit of \$2,850.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated. This will be deducted from the rent arrears.
- h. The rent due from April 1, 2026, until the Tenant vacates the rental unit will be calculated at a daily rent/ compensation amount at \$164.38 per day.

It is ordered on consent that:

- 1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the unit no later than April 20, 2026.
- 2. the Tenant shall pay to the Landlord \$43,386.31. This amount includes rent arrears owing up to March 31, 2026, and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
- 3. The Tenant shall also pay the Landlord compensation of \$164.38 per day for the use of the unit starting April 1, 2026, until the date the Tenant moves out of the unit.
- 4. If the Tenant does not pay the Landlord the full amount owing on or before April 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 21, 2026, at 4.00% annually on the balance outstanding.
- 5. If the unit is not vacated on or before April 20, 2026, then starting April 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 6. 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 21, 2026.

April 8, 2026
Date Issued

Helen Giannini
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 21, 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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To March 31, 2026	\$46,500.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,850.00
Less the interest on the last month's rent deposit	-\$449.69
Total amount owing to the Landlord	\$43,386.31
PLUS daily compensation owing for each day of occupation starting April 1, 2026	\$164.38 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	