



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

File Number: LTB-L-026423-25

In the matter of: 33 PONY FARM DR
ETOBICOKE ON M9R0B3

Between: Derek Gretka Landlords
Yvonne Gretka

And

Junyao Wan Tenant

Derek Gretka and Yvonne Gretka (the 'Landlords') applied for an order to terminate the tenancy and evict Junyao Wan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 31, 2026.

The Landlords, the Tenant, and the Tenant's legal representative, Cindy Imon, attended the hearing.

Determinations:

1. At the hearing, the Landlords sought to withdraw the application. The Tenant consented to the request, understanding that this meant their issues raised under section 82 would not be heard.
2. The Tenant requested costs pursuant to Rule 23 because the Landlords' lack of preparation required them to incur legal costs and miss a shift of work. Their estimated costs are \$160.00 for legal fees and \$70.00 in lost wages.
3. The Landlords did not dispute the request for costs. Costs are limited to \$100.00/hour, therefore the costs are fixed at \$150.00 for the approximately 1.5 hours spent at the hearing.

It is ordered that:

4. The Landlords shall pay the Tenant \$150.00 for costs by April 18, 2026.

5. If the Landlords do not pay the Tenant the full amount owing by April 18, 2026, the Landlords will owe interest. This will be simple interest calculated from April 19, 2026 at the rate of 4.00% annually.
6. The application having been withdrawn, the LTB's file is closed.

April 7, 2026
Date Issued

Dawn Carr
Member, 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.