



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

File Number: LTB-L-007888-26

In the matter of: 87 BELVEDERE CRES
RICHMOND HILL ON L4C8V2

Between: Guojian Hu Landlord
Jingxuan Chen

And

Antoli Band Tenant
Joulia Rouzavina

Guojian Hu and Jingxuan Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Antoli Band and Joulia Rouzavina (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 2, 2026.

The Landlord's representative B. Vigneswararajah, the Landlord Guojian Hu and the Tenants attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$3,600.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$118.36. This amount is calculated as follows: \$3,600.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to April 30, 2026 are \$14,400.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. There is no last month's rent deposit.

Section 83

9. Section 83 requires that I consider all the circumstances, including the Tenant's and the Landlord's situations to determine if it would be appropriate to grant section 83 relief from eviction.
10. Although the Tenant Antoli Band (AB) indicated he vacated the rental unit in early 2025, the Tenant AB indicated he has since returned to the rental unit. I therefore do not find that AB should be removed as a Tenant.
11. The Landlord requested a standard eviction order, noting the significant arrears and the financial impact that the Tenants' non-payment has had on the Landlord.
12. The Tenants have 4 children (ages 8-16) and have resided at the rental unit since 2022.
13. The Tenant Joulia Rouzavina (JR) requested a payment plan, or in the alternative, a delayed eviction until the "summer". The Tenant JR indicated she receives child benefits of \$2800/month, as well as other social assistance. The Tenant JR also indicated she has secured part-time employment earning \$17/hour with an expectation that her employment will transition to full time in the near future.
14. While not a requirement, the Tenants did not produce any supporting employment or other income verification documentation. Moreover, the monthly rent is significant (\$3400) and the Tenants confirmed that they have significant existing personal debt/financial obligations. In the circumstances, I find the Tenants' failure to pay any rent for several months suggests an inability and/or unwillingness to comply with a repayment plan moving forward.
15. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and given the noted circumstances including but not limited to the Tenants' family situation, find that it would not be unfair to postpone the eviction until May 22, 2026 pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$14,586.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$18,186.00 if the payment is made on or before May 22, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after May 22, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before May 22, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$11,222.72. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$118.36 per day for the use of the unit starting April 3, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before May 22, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 23, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 22, 2026, then starting May 23, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 May 23, 2026.

April 16, 2026
Date Issued

Peter Nicholson
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 23, 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 to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing To April 30, 2026	\$14,400.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$14,586.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before May 22, 2026

Rent Owing To May 31, 2026	\$18,000.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$18,186.00

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$11,036.72
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$11,222.72
Plus daily compensation owing for each day of occupation starting April 3, 2026	\$118.36 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	