



Order under Section 69, 31 & 30 Residential Tenancies Act, 2006

File Number: LTB-L-006890-26
LTB-T-000057-26
LTB-L-005277-26

In the matter of: 805, 435 RICHMOND ST W
TORONTO ON M5V0N3

Between: Xiaoming Zhang Landlord

And

Alessandria Jenkins Tenant

Xiaoming Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Alessandria Jenkins (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application);
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).
- the Landlord requires possession of the rental unit in order to demolish the unit.;
- the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 Application).
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household (T2 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The application was scheduled to be heard on March 31, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord, Zhang Xin and the Landlord's Legal Representative, Yun Tao Li were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

During mediation, the parties sought to bring forward two other Landlord and Tenant Board files (LTB-T-000057-26 and LTB-L-005277-26) and resolve it by way of this order.

Agreed facts:

1. This order is intended to be a global resolution of all issues in this tenancy, which includes but is not limited to this L1 Application file number LTB-L-006890-26, T6/T2 application file number LTB-T-000057-26, and L2 application file number LTB-L-005277-26 which the parties requested to be brought forward.
2. The Landlord shall pay the Tenant the total compensation in the amount of \$19,570.32 by way of bank draft which will be couriered to the rental Unit on or before April 7, 2026.
3. Based on the Monthly rent, the daily rent/compensation is \$71.49. This amount is calculated as follows: \$2,174.48 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to March 31, 2026 are \$6,523.44.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord shall waive the rent arrears up to and including March 31, 2026 and the filing fee.
8. The Landlord shall waive rent from April 1, 2026, to April 15, 2026, in the amount of \$1,072.35.
9. There is no last month's rent deposit.
10. The Landlord is holding a key deposit in the amount of \$250.00.
11. Landlord owes the Tenant \$351.00 in interest on the rent deposit that was previously used by the Tenant.
12. The Landlord will pay the Tenant the interest on the deposit and the key deposit which totals \$601.00 on or before April 15th on or before 11:59 p.m.
13. If the Tenant fails to vacate the rental Unit on or before April 15, 2026, the Tenant shall owe the Landlord the sum of \$6,709.44. This amount represents rent arrears and filing fee owed up to and including rent for March 31, 2026, together with per diem rent for each day the Tenant remains in the Unit after March 31, 2026.
14. The parties agreed to a nonvoidable order with an eviction date of April 15, 2026.

On consent of the parties, it is ordered that:

1. All issues in application LTB-T-000057-26 and LTB-L-005277-26 are resolved in LTB Order LTB-L-006890-26.

2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 15, 2026.
3. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application.
4. The rent arrears plus filing fee owing up to and including March 31, 2026 are \$6,709.44.
5. If the Tenant vacates the rent unit in accordance with paragraph 2 of this order, the Landlord shall waive the total amount owing in accordance with paragraph 4 above.
6. If the Tenant fails to vacate in accordance with paragraph 2 of above, the full amount owing in accordance with paragraph 4 above, shall immediately become due to the Landlord.
7. The Landlord shall waive rent from April 1, 2026, to April 15, 2026, in the amount of \$1,072.35.
8. The Landlord shall pay the Tenant the total compensation in the amount of \$19,570.32 by way of bank draft which will be couriered to the rental Unit on or before April 7, 2026.
9. The Landlord shall also pay the tenant the total amount of \$601.00 which represents \$250.00 for the key deposit and 351.00 for the rent deposit on or before April 15, 2026
10. If the Tenant fails to vacate the unit in accordance with paragraph 2 above, The Tenant shall pay the Landlord compensation of \$71.49 per day for the use of the unit starting April 1, 2026 to the date the Tenant moves out of the unit.
11. If the Landlord does not pay the Tenant the full amount owing in paragraph 6 above, the Landlord will start to owe interest. This will be simple interest calculated from April 16, 2026 at 4.00% annually on the balance outstanding.
12. If the unit is not vacated on or before April 15, 2026, then starting April 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
13. 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 16, 2026.
14. This constitutes a full and final settlement of all claims, disputes, and matters of any kind arising from or related to the tenancy. The landlord and tenant each release and forever discharge the other from any and all claims, demands, actions, causes of action, damages, costs, or proceedings, whether known or unknown, existing up to the date of this order. Neither party shall initiate, continue, or pursue any further applications, claims, or proceedings before the Landlord and Tenant Board or any court relating to this tenancy.

April 17, 2026
Date Issued

Michelle Forrester
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 of the Tenant expires on October 16, 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.

File Number: LTB-L-006890-26
LTB-T-000057-26
LTB-L-005277-26