



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

File Number: LTB-L-009906-26

LTB-L-009921-26

LTB-T-029288-26

In the matter of: Ground Floor, 5444 Main Street
Stouffville ON L4A4W8

Between: Jianxin Ma Landlord

And

Sandra Napier Tenant

Jianxin Ma (the 'Landlord') applied for an order to terminate the tenancy and evict Sandra Napier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 application).

Jianxin Ma (the 'Landlord') also applied for an order to terminate the tenancy and evict Sandra Napier (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year (L2 application).

Sandra Napier (the 'Tenant') applied for an order determining that Jianxin Ma (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or a member of their household;
- harassed, obstructed, coerced, threatened or interfered with the Tenant;
- withheld or interfered with the Tenant's vital services; and
- 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 (T2/T6 applications).

These applications were mediated by videoconference on April 8, 2026. As a result of the mediation, the hearing for LTB-L-009921-26 scheduled for April 16, 2026 is cancelled.

The Landlord attended with Legal Representative, Tony Mauti.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The parties agree to a final, non-voidable eviction order with an eviction date of May 31, 2026.
2. The lawful monthly rent is \$1,300.00. It is due on the 1st day of each month.
3. The total amount the Tenant owes to the Landlord is \$3,900.00 including arrears of rent up to April 30, 2026.
4. The Landlord waives the rent for April 2026 to satisfy the Landlord's obligation under section 48.1 of the *Residential Tenancies Act, 2006* (the 'Act') to pay the Tenant compensation equal to one month's rent.
5. The Landlord waives the application filing fees for the L1 and the L2 applications.
6. The Landlord is holding a last month's rent deposit of \$1,300.00 and this deposit shall be applied to the rent for May 2026, the last month of the tenancy.
7. The Tenant will drop all complaints made with the city and with the fire department against the Landlord.
8. The Tenant's claim against the Landlord at Superior Court is not affected by this agreement.
9. The Tenant waives the application filing fee for the T2/T6 applications.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 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 June 1, 2026.
4. The Landlord shall waive all rent owing through May 31, 2026 in full resolution of the Tenant's applications and to satisfy the Landlord's obligation to pay compensation to the Tenant equal to one month's rent.
5. The Landlord and the Tenant waive all respective application filing fees.
6. If the Tenant does not vacate the rental unit on or before May 31, 2026, the Tenant shall pay the Landlord compensation of \$42.74 per day starting June 1, 2026 and continuing until the date the Tenant vacates the rental unit.

7. This order resolves all issues regarding this tenancy, fully and finally, up to the date of the mediation.

April 22, 2026
Date Issued

Angela McLaughlin
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 December 1, 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.