



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

File Number: LTB-L-001357-26

In the matter of: 46 MANORHEIGHTS ST
RICHMOND HILL ON L4S2H2

Between: Ling Wang Landlord

APRIL 23, 2026

And

Natalia Krokha Tenant

Ling Wang (the 'Landlord') applied to the Landlord and Tenant Board (LTB) for an order to terminate the tenancy and evict Natalia Krokha (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.

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 April 13, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's representative, Yun Tao Li, the Landlord's support Jiale Li, the Landlord's interpreter Edward Zhai, the Landlord, the Tenant's Representative Steven Li and the Tenant 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.

Agreed Facts:

1. The Landlord served the Tenant with a N12 notice of Termination.
2. The Tenant was compensated as required by the *Residential Tenancies Act 2006* by waiving one months rent.

3. The parties agree that there was a last month rent for \$2,800.00 that has been used. The parties agree that the interest owing on the last month rent deposit be calculated from September 2, 2018, to the hearing date.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2027.
2. The Landlord shall pay to the Tenant \$389.26 in interest on the last month rent deposit on or before April 30, 2026
3. If the unit is not vacated on or before May 31, 2027, then starting June 1, 2027, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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, 2027.
5. The Tenant shall also pay the Landlord compensation of \$94.36 per day for the use of the unit starting June 1, 2027, until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

April 23, 2026
Date Issued

Dillanique Knight
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 December 1, 2027 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.