



Order under Section 69 Residential Tenancies Act, 2006

Citation: Hong v Valderrama, 2026 ONLTB 32188

Date: 2026-04-27

File Number: LTB-L-009492-26

In the matter of: B-5, 182 BEVERLEY ST
TORONTO ON M5T1Y8

Between: Liang Hong
Bai Lan Zhang
Landlords

And

Natalia Valderrama
Tenant

Liang Hong (the 'Landlord') applied for an order to terminate the tenancy and evict Natalia Valderrama (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Bai Lan Zhang, the mother of Liang Hong, filed the application. She said that she is named as the Landlord on the lease agreement, and that Liang Hong is the owner of the residential complex. Consequently, the application was amended to name both Bai Lan Zhang and Liang Hong as Landlords.

This application was heard by videoconference on April 16, 2026.

The Landlord, B.L. Zhang, and the Tenant attended the hearing. The Landlord's daughter, Katherine Hong, attended the hearing to assist her mother with English translation.

Determinations:

1. The Landlords 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on April 3, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$1,000.00. It was due on the 1st day of each month.

5. The Tenant has paid \$2,000.00 to the Landlords since the application was filed.
6. The rent arrears owing to April 3, 2026 are \$5,098.64.
7. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$1,100.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit is applied to the arrears of rent because the tenancy terminated.
9. Interest on the rent deposit, in the amount of \$76.52 is owing to the Tenant for the period from April 29, 2023 to April 3, 2026.
10. The Landlords are seeking an order for payment of the arrears and costs owed.
11. The Tenant admits that she owes the amount being claimed. However, she is seeking a payment plan because she has been going through financial difficulties. She also said that she has applied to various organizations for assistance in paying what she owes to the Landlords.
12. I informed the parties that I do not have jurisdiction to impose a payment plan once the tenancy has terminated. The parties indicated that they are open to discussions about a payment plan.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated as of April 3, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlords \$4,108.12. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlords the full amount owing on or before May 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 9, 2026 at 4.00% annually on the balance outstanding.

April 27, 2026
Date Issued

Nancy Morris
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$7,098.64
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$2,000.00
Less the amount of the last month's rent deposit	- \$1,100.00
Less the amount of the interest on the last month's rent deposit	- \$76.52
Total amount owing to the Landlords	\$4,108.12