



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

File Number: LTB-L-000544-26

In the matter of: 3268 LINE 10
BRADFORD ON L3Z3L4

Between: Yubin Ji
Lixin Ding
Landlord

And

Joanne Gray
Tenant

Yubin Ji and Lixin Ding (the 'Landlord') applied for an order to terminate the tenancy and evict Joanne Gray and Paul Gray (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The parties attended a hearing on March 18, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Julie Jing Zhu, the Landlords, the Landlords Interpreter, Emily Wang and the Tenant were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The parties agreed to remove Paul Gray as a party to the application.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord in good faith requires possession of the rental unit for the purpose of their own residential occupation for a period of at least one year.
4. The Landlord has compensated the Tenant an amount equal to one month's rent on November 24, 2025.

5. Based on the monthly rent, the daily compensation is \$107.34. This amount is calculated as follows: $\$3,265.01 \times 12$, divided by 365 days.
6. The Landlord collected a rent deposit of \$2,900.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$494.87 is owing to the Tenant for the period from September 15, 2016, to March 18, 2026.
7. The parties agreed to the termination date of November 14, 2025.
8. The Tenant will leave the rental unit in a broom swept condition.
9. Any deposits owing to the Tenant will be returned upon vacant possession.

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 November 14, 2026.
2. If the unit is not vacated on or before November 14, 2026, then starting November 15, 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 November 15, 2026.

April 22, 2026
Date Issued

Roxanne Theriault
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 May 15, 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.