



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

**File Number:** LTB-L-025502-26

**In the matter of:** 908, 225 MERTON ST  
TORONTO ON M4S 3H1

**Between:** Heather Bryant Landlord

**And**

Stephen Tu Tenant

Heather Bryant (the 'Landlord') applied for an order to terminate the tenancy and evict Stephen Tu (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 application was scheduled to be heard by video conference on April 21, 2026. At the Online Dispute Resolution, the Landlord, Heather Bryant and the Tenant, Stephen Tu advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences

**Agreed Facts:**

1. The parties have agreed to resolve the issues in this application by terminating the tenancy as of **June 30, 2026**.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord paid compensation to the Tenant in the amount of \$2,207.36 on April 21, 2026, and the Tenant has confirmed that the payment was received.
4. The lawful rent is \$2,207.36. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$72.57. This amount is calculated as follows: \$2,207.36 x 12 months, divided by 365 days.

6. The Landlord collected a rent deposit of \$2,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$204.41 is owing to the Tenant for the period from September 16, 2022, to May 31, 2026.

**On consent, it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before **June 30, 2026**.
2. The last month's rent on deposit (\$2000.00) and all accumulated interest on the deposit (\$204.41) shall be put towards the last month of the tenancy. The Landlord agrees to waive to any difference owed by the Tenant.
3. The Tenant shall pay the Landlord compensation of \$72.57 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
4. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 July 1, 2026.
6. This Order on Consent is in full and final settlement of the application.

**April 27, 2026**  
**Date Issued**

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Pauline Brewster  
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 January 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.