



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000148-26 &
LTB-T-020076-26

In the matter of: Basement, 3289 Grechen Road
Mississauga ON L5C 1X8

Between: Wen Sheng An Landlords
Linghui Ai

And

Wayne Teoh Tenant

Wen Sheng An and Linghui Ai (the 'Landlords') applied for an order to terminate the tenancy and evict Wayne Teoh (the 'Tenant') because:

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

Wayne Teoh (the 'Tenant') applied for an order determining that Wen Sheng An and Linghui Ai (the 'Landlords'):

- harassed, coerced, obstructed, threatened or interfered with the Tenant, and; (T2)
- failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6)

The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was mediated by videoconference on April 14, 2026.

The Landlords Representative Xiangyu Luo, the Landlords Weng Sheng An and the Tenant Wayne Teoh attended the hearing.

The parties mutually agreed to resolve all matters at issue in both applications and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlords have compensated the Tenant an amount equal to one month's rent by March 31, 2026
3. The Landlords shall pay to the Tenant further compensation in the amount of \$11,520.00.
4. Based on the monthly rent, the daily compensation is \$31.56. This amount is calculated as follows: \$960.00 x 12, divided by 365 days.
5. The Landlords collected a rent deposit of \$870.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit will be used to satisfy the rent for the month of October 2026, which is the last month of the tenancy.
6. Interest on the rent deposit, in the amount of \$132.16 is owing to the Tenant for the period from July 1, 2018, to September 30, 2026. The amount of \$90.00 has been used to increase the amount of the rent deposit held by the Landlords so that it is equal to the lawful monthly rent for October 2026. The remaining balance of \$42.16 will be paid by the Landlords to the Tenant on or before October 31, 2026.
7. The Tenant agrees to cooperate with the Landlords in facilitating access and other reasonable requirements necessary to bring the rental unit into compliance with the municipal maintenance order. The Landlords agree to arrange and provide alternative accommodation for the Tenant while the work is being carried out, as required by law.
8. At the hearing, the Tenant sought to withdraw their application. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before October 31, 2026.
2. The Landlords shall pay to the Tenant the amount of \$11,520.00 in accordance with the following schedule:
 - a) \$3,840.00 on or before April 30, 2026;
 - b) \$3,840.00 on or before June 30, 2026;
 - c) A final payment of \$3,840.00 on or before October 31, 2026.
3. If the unit is not vacated on or before October 31, 2026, then starting November 1, 2026, the Landlords 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 Landlords on or after November 1, 2026.
5. If the unit is not vacated on or before October 31, 2026, the Tenant shall pay the Landlords compensation of \$31.56 per day for the use of the unit starting November 1, 2026 to the date the Tenant moves out of the unit.
6. The Tenant's application (LTB-T-020076-26) is withdrawn, and the LTB's file is closed
7. This is a full and final settlement of all matters related to the tenancy. The terms contained in this order resolve all issues between the parties to date.

April 23, 2026
Date Issued

Sarah Harriman
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 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.