



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

File Number: LTB-L-014392-26

In the matter of: 12 EDMINSTON DR
FERGUS ON N1M0J3

Between: Shaofan Wang Landlord

And

Krista Lynn Kent Tenant

Shaofan Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Krista Lynn Kent (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 27, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Michelle Chen, the Landlord, the Landlord's Cantonese translation support Michael Fong, and the Tenant were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. A non-voidable termination was negotiated in good faith
2. The rent arrears owing to May 3, 2026, are \$7,140.00.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord waives claim to \$4,870.00 of the arrears owed in satisfaction of this agreement.
5. The Landlord will not contact the Tenant until they vacate the rental unit on May 11, 2026.
6. The Tenant may return the keys to the rental unit in the lock box provided.

On the consent of the parties, 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 May 11, 2026.

2. The Tenant shall pay the Landlord \$2,456.00 for arrears of rent up to May 03, 2026, plus costs, less the Landlord's waiver of \$4,870.00.
3. The Tenant shall pay the amount set out in paragraph 2 on or before May 11, 2026, via e-transfer to juliawang99@yahoo.com.
4. If the Tenant does not pay the Landlord the full amount owing on or before May 11, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 12, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.
5. If the unit is not vacated on or before May 11, 2026, then starting May 12, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 May 12, 2026.

May 4, 2026
Date Issued

Adam Rogers
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 expires on November 12, 2026, 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.