



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

File Number: LTB-L-015439-26

In the matter of: 41 CACHET PKY
MARKHAM ON L6C1C5

Between: Wei Ji Landlord

And

Pengju Zhao Tenants
Ping Zhang

Wei Ji (the 'Landlord') applied for an order to terminate the tenancy and evict Pengju Zhao and Ping Zhang (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on April 28, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Yun Tao Li, and the Tenant, Ping Zhang attended the hearing. The Tenant represented on behalf of all Tenants.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understood the terms of their consent.

It is agreed that:

1. The parties reached consent prior to the mediation on extended standard order with termination date of June 10, 2026.
2. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$3,500.00. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$115.07. This amount is calculated as follows: \$3,500.00 x 12, divided by 365 days.
6. The rent arrears owing to April 30, 2026, are \$21,000.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$3,500.00 from the Tenants 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.
9. Interest on the rent deposit, in the amount of \$205.00 is owing to the Tenants for the period from December 1, 2023, to April 28, 2026.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$24,686.00 if the payment is made on or before May 31, 2026. The amount includes the lawful rent in May.

Or

 - \$28,186.00 if the payment is made on or before June 10, 2026. This amount includes the lawful rent in June.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after June 10, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 10, 2026.**
5. If the unit is not vacated on or before June 10, 2026, then starting June 11, 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 June 11, 2026.
7. The Tenants shall also pay the Landlord compensation of \$115.07 per day for the use of the unit **starting April 29, 2026**, until the date the Tenants move out of the unit.
8. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$17,202.96. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.

9. If the Tenants do not pay the Landlord the full amount owing on or before June 10, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 11, 2026, at 4.00% annually on the balance outstanding.

May 1, 2026
Date Issued

Maryam Cooper
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 December 11, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before May 12, 2026

Rent Owing to May 31, 2026	\$24,500.00
Application Filing Fee	\$186.00
Total the Tenants must pay to continue the tenancy	\$24,686.00

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$20,721.96
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,500.00
Less the amount of the interest on the last month's rent deposit	- \$205.00
Total amount owing to the Landlord	\$17,202.96
Plus, daily compensation owing for each day of occupation starting April 29, 2026	\$115.07 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	