



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106618-25

In the matter of: 22 FLORENTINE CRES
RICHMOND HILL ON L4S1H1

Between: Congying Tang Landlord

And

Liam Craig Wucher Tenant
Keith Brandon Wucher
Brendan Schatti

Congying Tang (the 'Landlord') applied for an order to terminate the tenancy and evict Liam Craig Wucher, Keith Brandon Wucher and Brendan Schatti (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard on March 10, 2026, by video conference and was adjourned on consent. On March 18, 2026, the parties elected to participate in Board facilitated mediation through the Tribunals Ontario online dispute resolution portal with the assistance of John Russett, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board.

This application was heard by videoconference on April 24, 2026.

The Landlord's representative, Yun Tao Li, and the Tenants' representative, Shibil Siddiqi, and the Tenants attended the hearing. The parties agreed to resolve the issues in the Landlord's application and requested the Board to issue a Consent Order confirming their agreement.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 1, 2026.
3. The Landlord waives the rent payable for the month of January 1, 2026, to March 31, 2026.
4. No rent is payable by the Tenants for the month of April 2026, and this represents the one month's rent compensation required under section 48.1 of the *Residential Tenancies Act, 2006*.
5. Based on the monthly rent, the daily compensation is \$111.78. This amount is calculated as follows: \$3,400.00 x 12, divided by 365 days.
6. The Landlord collected a rent deposit of \$1,750.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, is owing to the Tenants. The Tenants are responsible for the balance of the rent for the last month period
7. The Landlord shall pay to the Tenants \$6,865.08, On or before April 30, 2026, as follows:
 - a. \$2505.00 to Brendan Schatti; and
 - b. \$4,360.08 to Liam Craig Wucher.
8. The Tenants can terminate the tenancy earlier than August 31, 2026, at any time with ten (10) day's notice to the Landlord in writing.

On 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 August 31, 2026.
2. The monthly rents payable for the months of February 2026, to April 30 is waived by the Landlord.
3. The Landlord is holding a last month's rent and shall be applied to cover the rent payable for the month of August 1 -31, 2026. The Tenants are responsible for the balance of the rent.
4. The Landlord shall pay to the Tenants \$6,865.08, On or before April 30, 2026.
5. If the Landlord fails to make the payment in accordance with paragraph 4 of this order in full and on time, the outstanding balance shall become immediately due and payable to the Tenant, together with simple interest, calculated from the day after default, at 4.00% annually on the balance outstanding.

6. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 September 1, 2026.
8. The Tenant shall also pay the Landlord compensation of \$111.78 per day for the use of the unit starting September 1, 2026, until the date the Tenant moves out of the unit.
9. This order is in full and final satisfaction of all matters arising from the tenancy to the hearing date April 24, 2026.

April 30, 2026
Date Issued

John Russett
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 March 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.