



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

File Number: LTB-L-094420-25

In the matter of: 31 OCEANPEARL CRES
WHITBY ON L1N0C5

Between: Na Liu Landlord
Guorong Qiu

And

Jason B. Todgham Tenant

Na Liu and Guorong Qiu (the 'Landlord') applied for an order to terminate the tenancy and evict Jason B. Todgham (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 heard by videoconference on April 15, 2026.

The Landlord and the Landlord's Legal Representative Cuiwen Hu and the Tenant and the Tenant's Legal Representative Kimberley Covey attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant a

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 July 1, 2026.
2. If the unit is not vacated on or before July 1, 2026, then starting July 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 2, 2026.
4. The Landlord shall pay to the Tenant \$6000.00. This shall be paid on two installments.
5. The Landlord shall pay to the Tenant \$3000.00 on or before May 1, 2026.
6. The Landlord shall also pay to the Tenant \$3000.00 upon the return of the keys to the rental unit.

7. The Landlord shall waive the lawful monthly rent for the month of May 2026.
8. The last month rent deposit shall be applied to the month of June 2026.

May 1, 2026
Date Issued

Reid Jackson
Member, 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 2, 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.