



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

File Number: LTB-L-016601-26

In the matter of: 396 CUNDLES ROAD WEST
BARRIE ON L4N7C7

Between: Xun Li Landlord

And

Megan Dennis Tenant
Scott Baumann
Nicholas Brymer Robert Dennis

Xun Li (the 'Landlord') applied for an order to terminate the tenancy and evict Megan Dennis, Scott Baumann and Nicholas Brymer Robert Dennis (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 4, 2026.

The Landlord attended the hearing. Megan Dennis attended the hearing on behalf of all the Tenants. Jie Situ appeared as the Landlord's legal representative.

During mediation, the parties agreed that:

- The unit has been vacated by the Tenants
- The monthly rent is \$2,217.00 and is due on the 1st day of each month.
- There is no last month's rent on deposit.
- The key deposit will not be returned to the Tenants.

Through mediation, the parties consented to the following order in resolution of the Landlord's L1 application and all the Tenants' issues to the current date. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The tenancy shall terminate effective May 4, 2026
2. If the unit is not vacated on or before May 4, 2026, then starting May 5, 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 May 5, 2026.

4. The Tenants owe the Landlord \$8,863.59 for arrears of rent up to May 4, 2026 and costs.
5. The Landlord waives the full amount owing as in paragraph 4. The Tenants owe no money in rent and costs.

May 11, 2026
Date Issued

Andrew Rowell
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.