



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

File Number: LTB-L-015890-26
& LTB-T-034063-26

In the matter of: 2nd floor Room 1, 82 SHERIDAN AVE
TORONTO ON M6K2H1

Between: Yongxu Zhang Landlord

And

Aereus Exodius Tenant

Yongxu Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Aereus Exodius (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes, and (L1).

Aereus Exodius (the 'Tenant') applied for an order determining that Yong Xu Zhang (the 'Landlord') failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6)

This application was mediated by videoconference on April 30, 2026.

The Landlord Representative Julie Jing Zhu, the Landlord Yongxu Zhang and the Tenant Aereus Exodius attended the hearing.

The parties mutually agreed to resolve this application together with the Tenant's Application LTB-T-034063-26 and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$707.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$23.24. This amount is calculated as follows: \$707.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$3,015.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord shall waive the arrears of rent (\$3,015.00) and costs (\$186.00) if the Tenant vacates the unit on or before May 15, 2026.
8. There is no last month's rent deposit.
9. At the hearing, the Tenant sought to withdraw the application. In accordance with subsection 200(4) of the Residential Tenancies Act, 2006 (the 'Act') I consent to the withdrawal of the application.
10. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy.

It is ordered on consent 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 15, 2026.
2. If the unit is not vacated on or before May 15, 2026, then starting May 16, 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 16, 2026.

If the Tenant vacates the unit on or before May 15, 2026

4. The Landlord shall waive the arrears of rent (\$3,015.00) and costs (\$186.00) and the rent due on May 1, 2026.

If the Tenant vacates the unit after May 15, 2026

5. The Tenant shall pay to the Landlord \$3,201.00. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$23.24 per day for the use of the unit starting May 1, 2026 until the date the Tenant moves out of the unit.

Tenant Application – LTB-T-034063-26

7. The application is withdrawn.
8. This is a full and final settlement of all matters related to the tenancy. The terms contained in this order resolve all issues between the parties to date.

May 12, 2026
Date Issued

Sarah Harriman
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 16, 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 Tenant must pay if the tenant does not vacate the unit on or before May 15, 2026

Rent Owing To Hearing Date	\$3,015.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$3,201.00
Plus daily compensation owing for each day of occupation starting May 1, 2026	\$23.24 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	