



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031750-26

In the matter of: 1464 LIVERPOOL ST
OAKVILLE ON L6M4N6

Between: Bourn Cha Landlord

And

Andrea Henry (a.k.a Andrea Elizabeth Henry) Tenant

Bourn Cha (the 'Landlord') applied for an order to terminate the tenancy and evict Andrea Henry (a.k.a Andrea Elizabeth Henry) (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 parties engaged in the Online Dispute Resolution Tool (ODR) on the Tribunal Ontario Portal and entered settlement discussions and mutually agreed to resolve all matters arising in the application and requested an Order on consent.

The Landlord, represented by Jiangning Guo and the Tenant participated in the mediation on May 8, 2026, by way of video conference. The mediation was facilitated by Cheryl Lavoie, Dispute Resolution Officer with the LTB.

The parties agreed that:

1. The lawful monthly rent is \$3,630.00.
2. There is a last month's rent deposit being held by the Landlord.
3. There is no key deposit being held by the Landlord.
4. The Landlord has applied the one month's compensation towards May 2026 rent.

On consent, 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 31, 2026.

2. The Landlord shall pay the Tenant the statutory compensation equivalent to one month's rent by waiving May 2026 rent.
3. The last month's rent deposit shall be applied to July 2026 rent and the accrued interest on the last month's rent deposit shall be applied toward the difference between the rent deposit amount and the current monthly rent for July 2026.
4. The Landlord shall pay the Tenant further compensation equivalent to six (6) months rent in the amount of \$21,780.00.
5. The Landlord shall pay the amount of \$21,780.00 in 2 payments. The Landlord shall pay the amount of \$10,890.00 on or before May 12, 2026, at 5pm. The second payment of \$10,890.00 shall be made to the Tenant upon the Tenant delivering vacant possession of the unit, no later than July 31, 2026.
6. If the Landlord fails to make either payment in paragraph 5 of this order, the termination of the tenancy shall become void and the Tenant may remain at 1464 Liverpool St. Oakville, On. L6M 4N6.
7. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 August 1, 2026.
9. If the Tenant fails to vacate on or before July 31, 2026, the Landlord will not issue the second payment of \$10,890.00 to the Tenant.

May 15, 2026
Date Issued

Cheryl Lavoie
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 February 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.

