



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

File Number: LTB-L-017936-26

In the matter of: 2010-325 Yorkland Blvd.
North York, ON M2J0H8

Between: Parkside Square (Phase 2) Inc. Landlord

And

Moyuan Zheng Tenant

Parkside Square (Phase 2) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Moyuan Zheng (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on May 12, 2026.

At 9:47 a.m., the matter was stood down to allow the Tenant's representative time to provide the Board with written authorization from the Tenant to act on her behalf. The Tenant's representative advised that she was unable to attend the hearing because she is currently working in China. The matter resumed at 12:16 p.m. after written authorization from the Tenant was provided to the Board.

The Landlord's legal representative, Natasha Mizzi, the Landlord's Agent, Iana Klymenok and the Tenant's representative, Qizeng Zheng, attended the hearing.

The Tenant met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying

the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.

2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$3,011.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$98.99. This amount is calculated as follows: $\$3,011.00 \times 12$, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$28,442.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$3,011.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$22.87 is owing to the Tenant for the period from January 1, 2026, to May 12, 2026.
10. At the hearing, parties agreed to an extended termination date of June 15, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
 2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$28,628.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$31,639.00 if the payment is made on or before June 15, 2026. See Schedule 1 for the calculation of the amount owing.
 3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after June 15, 2026, but before the Court

Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.

4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before June 15, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$23,771.01. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$98.99 per day for the use of the unit starting May 13, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 15, 2026, then starting June 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 June 16, 2026.

May 20, 2026
Date Issued

Ken Audziss
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 expires on December 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 to void the eviction order and continue the tenancy if the payment is made on or before May 31, 2026

Rent Owing to May 31, 2026	\$28,442.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$28,628.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 15, 2026

Rent Owing to June 30, 2026	\$31,453.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$31,639.00

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date, May 12, 2026	\$26,618.88
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,011.00
Less the amount of the interest on the last month's rent deposit	- \$22.87
Total amount owing to the Landlord	\$23,771.01
Plus, daily compensation owing for each day of occupation starting May 13, 2026	\$98.99 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	