



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

File Number: LTB-L-015616-26

In the matter of: 908, 77 GERRARD ST W
TORONTO ON M5G2A1

Between: KS 700 Bay Street Inc Landlord

And

Feng Wang Tenant

KS 700 Bay Street Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Feng Wang (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 11, 2026 at 09:00 am.

The Landlord Representative Sabrina Marchionne and the Tenant attended the hearing.

Determinations:

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 \$1,891.57. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$62.19. This amount is calculated as follows: \$1,891.57 x 12, divided by 365 days.
5. The Tenant has paid \$5,058.30 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026 are \$9,949.81.
7. The Tenant did not contest the arrears owing, testifying that they accrued due to being laid off. They also testified they wished to maintain their tenancy and proposed a payment plan that would take approximately 24 months. Despite being given several opportunities to do so they failed to give a meaningful response to the length of delay sought should the payment plan sought not be granted.

8. In response the Landlord Representative was opposed to the length of the payment plan proposed or any delay in eviction.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,891.57 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.
11. Interest on the rent deposit, in the amount of \$178.82 is owing to the Tenant for the period from January 1, 2021 to May 11, 2026.
12. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until June 30, 2026 pursuant to subsection 83(1)(b) of the Act.
13. Specifically, although I am satisfied that given the arrears, the length of the payment plan sought would prejudice the Landlord, I am satisfied a delay would afford the Tenant the opportunity to secure financing to potential reduce the arrears and length of a potential payment plan.

It is ordered 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:**
 - \$10,135.81 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$12,027.38 if the payment is made on or before June 30, 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 30, 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 30, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$6,857.94. 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 \$62.19 per day for the use of the unit starting May 12, 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 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before June 30, 2026, then starting July 1, 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 July 1, 2026.

May 20, 2026
Date Issued

Kelly Delaney
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 January 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.

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	\$15,008.11
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,058.30
Total the Tenant must pay to continue the tenancy	\$10,135.81

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$16,899.68
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,058.30
Total the Tenant must pay to continue the tenancy	\$12,027.38

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

Rent Owing To Hearing Date	\$13,800.63
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$5,058.30
Less the amount of the last month's rent deposit	- \$1,891.57
Less the amount of the interest on the last month's rent deposit	- \$178.82
Total amount owing to the Landlord	\$6,857.94
Plus daily compensation owing for each day of occupation starting May 12, 2026	\$62.19 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	

