



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

File Number: LTB-L-015894-26

In the matter of: 203- 369 Assiniboine Rd
Toronto ON M3J0A6

Between: Joanna Zhao Landlord

And

Jason Brian Singh Tenant

Joanna Zhao (the 'Landlord') applied for an order to terminate the tenancy and evict Jason Brian Singh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on May 14, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord, the Landlord's Support Person, Richard Miao, the Tenant, and the Tenant's Support Person, Farran Speak were present. The Tenant spoke with Tenant Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) The tenancy is terminated effective June 20, 2026, with enforcement provisions. This is a final termination and is non-voidable.
- b) The lawful rent is \$1,200.00. It is due on the 1st day of each month.
- c) The rent arrears owing to May 31, 2026, are \$8,700.00.
- d) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- e) The parties disagree as to whether a Last Month's Rent deposit continues to be held by the Landlord. The Landlord asserts that any such deposit was applied toward rental

arrears, whereas the Tenant disputes that position. To resolve this issue, the parties agree that any future arrears that may accumulate will be waived

On consent, it is ordered that:

1. The Landlord's application is amended to correct the name of the Tenant from Jason Brain Singh to Jason Brian Singh.
2. The tenancy between the Landlord and the Tenant is terminated. **The Tenant shall vacate the unit on or before June 20, 2026.**
3. The Tenant shall pay the Landlord **\$8,886.00** for the arrears and costs owing up to May 31, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 21, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before June 20, 2026, then starting June 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 21, 2026.

May 19, 2026
Date Issued

Sarah Visnovec
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 December 21, 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.