



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

File Number: LTB-L-019567-26

In the matter of: 614, 470 DUNDAS ST E
WATERDOWN ON L8B2A6

Between: Minh Thuan Nguyen Landlord

And

Latoya Bock Tenant

Minh Thuan Nguyen (the 'Landlord') applied for an order to terminate the tenancy and evict Latoya Bock (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord and Yi Fu Dang, the Landlord's Representative, attended. The Tenant was present.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The lawful rent is \$2,050.00. It is due on the 1st day of each month.
2. Based on the Monthly rent, the daily rent/compensation is \$67.40. This amount is calculated as follows: \$2,050.00 x 12, divided by 365 days.
3. The rent arrears owing to April 30, 2026, are \$8,200.00.
4. Daily rent/compensation of \$67.40 for the use of the unit starting May 1, 2026, to May 16, 2026, is \$1,078.40.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.
7. The Tenant will provide their new address to the Landlord by May 16, 2026.

8. The Landlord and Tenant agree to serve and receive notices and documents by email: -

- Landlord's email- nguyenthuan1412@gmail.com
- Tenant's email- latoyabockova22@outlook.com

9. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy. The application is amended to include an L3 application for termination of the tenancy. Therefore, the Tenant does not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before May 16, 2026.
2. If the unit is not vacated on or before May 16, 2026, then starting May 17, 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 17, 2026.
4. The Tenant shall pay to the Landlord \$9,464.40. This amount includes rent arrears owing to April 30, 2026, and the cost of filing the application. The compensation of \$67.40 per day for the use of the unit, from May 1, 2026, to May 16, 2026, is included.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$150.00 on or before the 20th day of each month commencing May 20, 2026, and until the arrears are paid in full.
6. If the Tenant does not pay the Landlord the amount owing in accordance with the payment schedule in paragraph 5, then on the day following the date of default, the full balance owing under paragraph 4 of this order becomes due and payable immediately, and the Tenant will start to owe interest. This will be simple interest calculated annually at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*.

May 21, 2026
Date Issued

Eno Ubia
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 17, 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.