



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

File Number: LTB-L-020490-26

In the matter of: 7 LAURAVIEW CRES
MARKHAM ON L6C2R2

Between: Zhonglin Liang Landlords
Kai Min

And

Sandra Silva Tenants
Fabian Stewart

Zhonglin Liang and Kai Min (the 'Landlords') applied for an order to terminate the tenancy and evict Sandra Silva and Fabian Stewart (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants has been persistently late in paying the Tenants rent; (L2 Application).

This application was scheduled to be heard by videoconference on May 19, 2026.

The Landlords, represented by Yun Tao Li and the Tenants, represented by Sandra Silva engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$15,398.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$18,532.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have 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 Tenants may only make this motion once during the tenancy.
 4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before June 30, 2026.**
 5. If the Tenants do not void the order, the Tenants shall pay to the Landlords \$9,136.40. 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 Landlords owe on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
 6. The Tenants shall also pay the Landlords compensation of \$103.10 per day for the use of the unit starting May 14, 2026, until the date the Tenants move out of the unit.
 7. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords 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 Landlords on or after July 1, 2026.

May 22, 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 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	\$15,212.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$15,398.00

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

Rent Owing To June 30, 2026	\$18,348.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$18,534.00

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

Rent Owing To Hearing Date May 19, 2026	\$12,262.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,950.00
Less the amount of the interest on the last month's rent deposit	- \$361.51
Total amount owing to the Landlord	\$9,136.40
Plus daily compensation owing for each day of occupation starting May 20, 2026	\$103.10 (per day)