



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

File Number: LTB-L-011267-26

In the matter of: 1601, 8081 BIRCHMOUNT RD
UNIONVILLE ON L6G0G5

Between: FU Yuan Yang Landlord

And

Kevin Er Tenant

FU Yuan Yang (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Er (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 13, 2026.

Only the Landlord's Representative, Raymond Lee, and the Landlord's Agent, Kelvin Wong, 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. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on March 15, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$3,747.00. It was due on the 15th day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 15, 2026, are \$16,779.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 15, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$16,965.00. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026, at 4.00% annually on the balance outstanding.

May 21, 2026
Date Issued

Chris Hall
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$16,779.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$16,965.00