



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-027546-26

In the matter of: UPPER UNIT, 1537 KIRKROW CRES
MISSISSAUGA ON L5M3Y9

Between: Honglu Luo Landlord

And

David Murphy Tenants
Rosebella Miguel

Honglu Luo (the 'Landlord') applied for an order to terminate the tenancy and evict David Murphy and Rosebella Miguel (the 'Tenants') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on May 14, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Yun Tao Li, the Landlord, Honglu Luo, and the Tenants, David Murphy and Rosebella Miguel, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,500.00. It is due on the day day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
4. The Landlord paid the Tenants compensation equal to one month's rent on May 2, 2026.

5. The Landlord collected a rent deposit of \$2,500.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit will be applied to the February 2027's rent.
6. Interest on the rent deposit, in the amount of \$412.55 is owing to the Tenant for the period from June 1, 2017, to May 14, 2026.
7. The Interest of \$412.55 will be applied to the June 2026's rent. The outstanding balance in the amount of \$2,087.45 will be paid by the Tenants on or before June 1, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of February 28, 2027.
2. If the unit is not vacated on or before February 28, 2027, then starting March 1, 2027, 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 March 1, 2027.
4. The Tenants shall also pay the Landlord compensation of \$82.19 per day for the use of the unit starting March 1, 2027, to the date the Tenant moves out of the unit.

May 20, 2026
Date Issued

Rachael Kukoyi
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 September 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.