



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

File Number: LTB-L-017953-26

In the matter of: 339, 4005 DON MILLS RD
NORTH YORK ON M2H3J9

Between: Ya-Chih Hsueh (Emma) Landlord

And

Fang Wang Tenant

Ya-Chih Hsueh (the 'Landlord') applied for an order to terminate the tenancy and evict Fang Wang (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on May 14, 2026.

The Landlord and the Tenant attended the hearing.

Also present was a Tenant friend, Helen Wang, who assisted in translating.

Determinations:

1. The Tenant paid the Landlord all the rent that was in arrears up to May 25, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 7, 2026, at 4.00% annually on the balance outstanding.

May 26, 2026
Date Issued

Greg Brocanier
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.