



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

File Number: LTB-L-020605-26

In the matter of: BASEMENT UNIT, 9382 BAYVIEW AVE
RICHMOND HILL ON L4C 4Z2

Between: Jie Feng Landlord

And

Hsiang Ou Tenant
Yu Chen Ou
Amara Ichika Basco Ou

Jie Feng (the 'Landlord') applied for an order to terminate the tenancy and evict Hsiang Ou, Yu Chen Ou and Amara Ichika Basco Ou (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 14, 2026.

The Landlord, Jie Feng, the Landlord's Representative, Yun Tao Li, the Landlord's Supports, Ronald Huang, and Jinga Liu the Tenant, Hsiang Ou and the Tenant's Representative, Ying Ngai Yu attended the hearing. The Tenant present confirmed he had the authority to consent on behalf of the Tenants, Yu Chen Ou and Amara Ichika Basco Ou who were not present at the hearing.

The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to a voidable termination date of July 31, 2026.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,380.00. It is due on the 10th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$78.25. This amount is calculated as follows: \$2,380.00 x 12, divided by 365 days.

5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to June 9, 2026, are \$9,520.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,380.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$29.71 is owing to the Tenant for the period from October 10, 2025 to May 14, 2026.
10. The parties agreed the Landlord received a \$300.00 key deposit from the Tenant and going forward the Landlord will deduct \$150.00 from the arrears and keep \$150.00 on deposit.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$9,556.00 if the payment is made on or before June 9, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$11,936.00 if the payment is made on or before July 9, 2026. See Schedule 1 for the calculation of the amount owing.

OR

 - \$14,316.00 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after July 31, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before July 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$5,157.54 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 Landlord owes on the rent deposit are

deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.

6. The Tenant shall also pay the Landlord compensation of \$78.25 per day for the use of the unit starting May 15, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 August 1, 2026.

May 27, 2026
Date Issued

Tanya Speedie
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 February 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 June 9, 2026

Rent Owing To June 9, 2026	\$9,520.00
Application Filing Fee	\$186.00
Less \$150.00 of the key deposit	-\$150.00
Total the Tenant must pay to continue the tenancy	\$9,556.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 9, 2026

Rent Owing To July 9, 2026	\$11,900.00
Application Filing Fee	\$186.00
Less \$150.00 of the key deposit	-\$150.00
Total the Tenant must pay to continue the tenancy	\$11,936.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026

Rent Owing To August 9, 2026	\$14,280.00
Application Filing Fee	\$186.00
Less \$150.00 of the key deposit	-\$150.00
Total the Tenant must pay to continue the tenancy	\$14,316.00

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

Rent Owing To Hearing Date	\$7,531.25
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-
	\$2,380.00
Less \$150.00 of the key deposit	-\$150.00
Less the interest on the deposit	-\$29.71
Total amount owing to the Landlord	\$5,157.54
Plus daily compensation owing for each day of occupation starting May 15, 2026	\$78.25 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	