



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

File Number: LTB-L-018034-26

In the matter of: Basement, 737 Avenue Rd.
Toronto ON M5P2J9

Between: Ping Moon Thong Landlords
Stephen Yuen
Brian Wu

And

Victoria Goodridge Tenants
Yohance Goodridge

Ping Moon Thong, Stephen Yuen and Brian Wu (the 'Landlords') applied for an order to terminate the tenancy and evict Victoria Goodridge and Yohance Goodridge (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 21, 2026.

Only the Landlords' representative, Mark Ciobotaru, attended the hearing.

As of 9:54 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

Determinations:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,895.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$62.30. This amount is calculated as follows: \$1,895.00 x 12, divided by 365 days.
5. The Tenants have paid \$5,966.00 to the Landlords since the application was filed.

6. The rent arrears owing to May 31, 2026, are \$514.00.
7. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$1,895.00 from the Tenants and this deposit is still being held by the Landlords. 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 \$113.50 is owing to the Tenants for the period from December 1, 2023, to May 21, 2026.
10. The Landlord's representative requested for an extended termination date to June 30, 2026, to allow the Tenant additional time sort out their finances or seek alternative accommodations.
11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlords attempted to negotiate a repayment agreement with the Tenants and find that it would not be unfair to postpone the eviction until June 30, 2026, pursuant to subsection 83(1)(b) of the Act.

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 Landlords or to the LTB in trust:**
 - \$700.00 if the payment is made on or before May 31, 2026. See Schedule 1 for the calculation of the amount owing.
- OR**
- \$2,595.00 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. As of the date of the hearing, the amount of the rent deposit and interest the Landlords owe on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlords are entitled to by \$1,895.20. See Schedule 1 for the calculation of the amount owing. However, the Landlords are authorized to deduct from the

amount owing to the Tenants \$62.30 per day for compensation for the use of the unit starting May 22, 2026, until the date the Tenants move out of the unit.

6. The Landlords or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
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 26, 2026
Date Issued

Joshua Labbe
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction 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 Tenants 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	\$6,480.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$5,966.00
Total the Tenants must pay to continue the tenancy	\$700.00

B. Amount the Tenants 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	\$8,375.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$5,966.00
Total the Tenants must pay to continue the tenancy	\$2,595.00

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

Rent Owing To Hearing Date	\$5,893.30
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlords since the application was filed	- \$5,966.00
Less the amount of the last month's rent deposit	- \$1,895.00
Less the amount of the interest on the last month's rent deposit	- \$113.50
Total amount owing to the Landlords	\$(1,895.20)
Plus, daily compensation owing for each day of occupation starting May 22, 2026	\$62.30 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	