



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

File Number: LTB-L-004801-25

In the matter of: Basement, 15 Moran Rd
Toronto ON M1S2H8

Between: Liang Fang Landlord

And

Wing Chow Tenant

Liang Fang (the 'Landlord') applied for an order to terminate the tenancy and evict Wing Chow (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 25, 2026.

The Landlord's legal representative Dongmei Luo, the Tenant, and the Tenant's legal representative Renee Griffin attended the hearing.

At the hearing, the parties consented to the following order. I am satisfied that the parties present at the hearing fully understood the consequences of consenting to the issuance of this order on consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant terminated on October 27, 2025.
2. The Landlord agrees to waive all rent arrears owed by the Tenant with respect to the tenancy and no money is owed to the Landlord by the Tenant.
3. On or before May 26, 2026, the Landlord shall pay \$500.00 to the Tenant. The parties agree that payment of this amount does not constitute an admission of liability by the Landlord.
4. If the Landlord does not pay the Tenant the full amount specified in paragraph 3 above on or before May 26, 2026, the Landlord will start to owe interest. This will be simple interest calculated from May 27, 2026 at 4.00% annually on the balance outstanding.

5. This order fully resolves any and all claims, demands, actions, causes of action, liabilities, damages or costs of any kind or nature under the *Residential Tenancies Act, 2006*, related to the tenancy between the parties and file LTB-L-004801-25.

June 1, 2026
Date Issued

Jeremy Henderson
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.