



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021325-26

In the matter of: 22 Arletta Street
Georgetown ON L7G3J3

Between: Lingfei Pan Landlord

And

Pamela Jehu Tenants
Murray (John) Jehu

Lingfei Pan (the 'Landlord') applied for an order to terminate the tenancy and evict Pamela Jehu and Murray (John) Jehu (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

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

This application was mediated by videoconference on May 20, 2026.

The Landlord's Legal Representative, Yun Tao Li, attended on the Landlord's behalf.

The Tenants were self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The parties agree to a final, non-voidable eviction order with an eviction date of July 20, 2026.
2. The lawful monthly rent is \$2,750.00. It is due on the 1st day of each month.
3. The total amount the Tenants owe to the Landlord is \$33,000.00 including arrears of rent (\$32,814.00.00) and costs (\$186.00) up to May 31, 2026.

4. The Landlord collected a last month's rent deposit of \$2,750.00 on February 28, 2023 and this deposit shall be applied to the rent for the month of June 2026.
5. The Landlord waives the rent for the period July 1, 2026 to July 20, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before July 20, 2026.
2. If the unit is not vacated on or before July 20, 2026, then starting July 21, 2026, 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 July 21, 2026.
4. The Tenants shall pay the Landlord \$33,000.00 representing arrears of rent (\$32,814.00) up to May 31, 2026 plus the application filing fee (\$186.00).
5. The Tenants shall pay the amount in paragraph 4 to the Landlord as follows:
 - \$400.00 on or before the 1st day of each month starting August 1, 2026 and continuing until the balance reaches \$0.00.
6. If the Tenants do not make any of the required payments in full and by the applicable deadline, the full outstanding balance will become due and owing, and the Tenants will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.
7. If the Tenants do not vacate the rental unit on or before July 20, 2026, the Tenants shall also pay the Landlord compensation of \$90.41 per day starting July 21, 2026 and continuing until the date the Tenants vacate the rental unit.

June 3, 2026
Date Issued

Angela McLaughlin
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 January 21, 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.