



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

File Number: LTB-L-025302-26

In the matter of: 302, 7890 Jane Street
Concord ON L4K0K9

Between: Mandy Tsang Landlords
Edwin Wong

And

Matthew D. (Matteo) Yanoshita Tenants
Edward Yanoshita

Mandy Tsang and Edwin Wong (the 'Landlords') applied for an order to terminate the tenancy and evict Matthew D. (Matteo) Yanoshita and Edward Yanoshita (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

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

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

The Landlords' Legal Representative, Hoi Fai Alvin Chan, attended on the Landlord's behalf.

The Tenant, Matthew Yanoshita, attended on behalf of both Tenants 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 lawful monthly rent is \$2,900.00. It is due on the 15th day of each month.
2. The Landlords waive the application filing fee.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 14, 2026.
2. If the unit is not vacated on or before June 14, 2026, then starting June 15, 2026, the Landlords 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 Landlords on or after June 15, 2026.
4. If the Tenants do not vacate the rental unit on or before June 14, 2026, the Tenants shall owe the Landlords \$95.34 per day starting June 15, 2026 and continuing until the date the Tenants vacate the rental unit.

June 1, 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 December 15, 2026 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.