



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

File Number: LTB-L-018434-26

In the matter of: 11 COBURG CRES
RICHMOND HILL ON L4B4E1

Between: DONG ZHONG Landlord

And

SANLIER FULYA Tenant

DONG ZHONG (the 'Landlord') applied for an order to terminate the tenancy and evict SANLIER FULYA (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was scheduled to be heard by videoconference on May 27, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Ryan Chen and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

The parties agreed that:

1. In good faith, the parties negotiated a global settlement of all issues regarding this tenancy.
2. The Landlord paid the Tenant compensation equal to one month's rent as required by section 48.1 of the *Residential Tenancies Act, 2006*.
3. The Landlord will pay the Tenant \$1,000.00 in a cash-for-keys agreement.
4. If the Tenant vacates before the Termination Date in the order, they will provide 10-days notice to the Landlord.
5. The Landlord is holding a last month rent deposit in the amount of \$2,770.00. On the consent of the parties, this amount will be applied to the rental period commencing June 01, 2026, and will constitute the full lawful month's rent.

6. The Tenant will pay rent in regular course for the rental periods commencing July 01, 2026, and August 01, 2026, unless they have vacated the rental unit before the respective rental period begins.
7. If the Tenant vacates the rental unit before the end of any month for which they have paid the lawful rent, the Landlord will reimburse the Tenant a daily compensation of \$91.06 for each day before the end of that given month, after the Tenant has vacated.
8. The Landlord collected a key deposit from the Tenant in the amount of \$300.00. They will return that amount to the Tenant at such time as the Tenant provides vacant possession of the rental unit.
9. The parties agree to participate in a joint walkthrough of the rental unit to confirm the condition of the unit on or before the date the Tenant provides vacant possession.
10. If the Tenant vacates the rental unit before the Termination Date, the Landlord will provide the cash-for-keys payment no more than 2-days after the Tenant provides vacant possession.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated, the Tenant must move out of the rental unit on or before August 31, 2026.
2. The Landlord shall pay the Tenant \$1,000.00 on or before August 31, 2026.
3. If the Landlord does not pay the Tenant the full amount owing on or before August 31, 2026, the Landlord will start to owe interest. This will be simple interest calculated from September 01, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.
4. If the unit is not vacated on or before August 31, 2026, then starting September 01, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

5. 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 September 01, 2026.
6. This order settles all claims advanced by the Tenant and/or the Landlord against one another in relation to this tenancy, up to the date of this order.

June 2, 2026
Date Issued

Adam Rogers
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 March 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.