



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

File Number: LTB-L-021733-26

In the matter of: UNIT 2806, 8 NAHANI WAY
MISSISSAUGA ON L4Z0C6

Between: Yiu Chun Oscar Wong Landlord
Toronto Suite Rentals Inc. (POA)

And

Cassandra Katheleen Faith Howell Tenant

Yiu Chun Oscar Wong and Toronto Suite Rentals Inc. (POA) (the 'Landlord') applied for an order to terminate the tenancy and evict Cassandra Katheleen Faith Howell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on May 21, 2026. Before the start of the hearing, the Landlord's Representative, Jie Situ, the Landlord Agent Joey Wong and the Tenant Cassandra Katheleen Faith Howell advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,700.00. It is due on the 28th day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$88.77. This amount is calculated as follows: \$2,700.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to May 27, 2026 are \$19,500.00.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of **\$2,700.00** from the Tenant and this deposit is still being held by the Landlord. The rent deposit will be used to satisfy the rent for the final month of the Tenancy commencing August 28, 2026.
8. Interest on the rent deposit, in the amount of \$50.80 is owing to the Tenant for the period from June 29, 2025 to May 21, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must move out of the rental unit on or before September 27, 2026.**
2. If the unit is not vacated on or before September 27, 2026, then starting September 28, 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 September 28, 2026.
4. The Tenant shall pay to the Landlord \$16,686.00 This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application.
5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - a) **\$7,000.00** on or before the **June 20, 2026**;
 - b) **\$7,000.00** on or before the **July 20, 2026**, and:
 - c) A final payment of **\$5,686.00** on or before **August 20, 2026**.
6. The Tenant shall also pay rent for the rental periods of May 28, 2026 to June 27, 2026, June 28, 2026 to July 27, 2026 and July 28, 2026 to August 27, 2026.
7. The rent deposit shall be used to satisfy the rent for last month of the Tenancy from August 28, 2026 to September 27, 2026.
8. The Tenant shall also pay the Landlord compensation of \$88.77 per day for the use of the unit starting September 28, 2026, until the date the Tenant moves out of the unit.
9. If the Tenant does not pay the Landlord the full amount owing on or before September 27, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 28, 2026 at 4.00% annually on the balance outstanding.

10. Interest the Landlord owes on the rent deposit in the amount of \$50.80 shall be paid to the Tenant on or before September 27, 2026.

June 2, 2026
Date Issued

Sarah Harriman
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 expires on March 28, 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.