



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016933-26

In the matter of: 1773 20 SIDERD
INNISFIL ON L9S4H8

Between: Kai Lin Zhang Landlord

And

Myriam Van Den Bergh Tenant

Kai Lin Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Myriam Van Den Bergh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 29, 2026.

The Landlord, the Landlord's Legal Representative, A. Small, the Tenant's Legal Representative, A. Baird, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The parties agree to a non-voidable termination of tenancy as of June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 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 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$78.90 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.
5. The Tenant owes to the Landlord \$42,586.00 for arrears of rent up to May 31, 2026, and costs.
6. The Landlord agrees to waive off \$19,000.00 from the arrears in para 4 if the Tenant vacates the rental unit on or before June 30, 2026, as agreed upon. The balance of arrears if vacated by June 30, 2026, would be \$23,586.00.
7. If the Tenant fails to vacate the rental unit by June 30, 2026, the amount the Landlord agrees to waive off shall reduce to \$16,000.00. The balance of arrears if vacated after June 30, 2026, would be \$26,586.00.

8. The Tenant shall pay to the Landlord the balance amount of arrears based on when the rental unit is vacated in accordance with the following schedule:

- a) On or before 1st of each month starting \$500.00 each month
from July 1, 2026, until the balance is
paid off

9. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing, and interest would start to accrue, This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.

June 2, 2026
Date Issued

Sheena Brar
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 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.