



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

File Number: LTB-L-024163-26

In the matter of: 149 BISHOP AVE
NORTH YORK ON M2M1Z7

Between: Shaowei Ding Landlord

And

Gorkem Picakci Tenant

Shaowei Ding (the 'Landlord') applied for an order to terminate the tenancy and evict Gorkem Picakci (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 27, 2026.

The Landlord, the Landlord's Representative, Yan Li, and the Tenant participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$5,500.00. It is due on the 15th day of each month.
4. Based on the monthly rent, the daily rent/compensation is \$180.82. This amount is calculated as follows: \$5,500.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to June 14, 2026 are \$18,600.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.
9. The Tenant intends to pay the Landlord, for the use of the unit for the 47-day period from June 15, 2026 to July 31, 2026, the full amount owing, specifically \$8,498.54, by no later than July 15, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated in a final way and without voiding provisions.
2. The Tenant and all occupants must move out of the rental unit on or before July 31, 2026.
3. The Tenant shall pay to the Landlord \$15,636.66. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlord compensation of \$180.82 per day for the use of the unit starting May 28, 2026 until the date the Tenant moves out of the unit.
5. Provided the Tenant and all occupants move out of the rental unit by July 31, 2026, the Landlord waives claim to the full amount owing by the Tenant up to June 14, 2026, and specifically \$18,786.00 (\$18,600.00 + \$186.00).
6. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated annually from August 1, 2026 on the balance outstanding, at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.
7. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 August 1, 2026.

June 2, 2026
Date Issued

Janice Campbell
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 February 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Hearing Date – May 27, 2026	\$15,450.66
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$15,636.66
Plus daily compensation owing for each day of occupation starting May 28, 2026	\$180.82 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	