



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

File Number: LTB-L-026515-26

In the matter of: GROUND AND BASEMENT, 301 RHODES
AVE
TORONTO ON M4L3A4

Between: Elaine Wang Landlord

And

Denise Yolanda Wilson Tenants
John Scott Langley

Elaine Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Denise Yolanda Wilson and John Scott Langley (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by video conference on April 20, 2026.

The Landlord's Agent, Tom Wang, the Landlord's Legal Representative, Jie Situ, and the Tenant, Denise Wilson, attended the mediation.

The parties agreed that:

1. The lawful rent is \$2,452.11. It is due on the 5th day of month.
2. Based on the Monthly rent, the daily rent/compensation is \$80.62. This amount is calculated as follows: \$2,452.11 x 12, divided by 365 days.
3. The rent arrears owing to May 4, 2026 are \$54,931.51.
4. The Tenants shall pay the Landlord incurred costs of \$186.00 for filing the application.
5. The Landlord collected a rent deposit of \$2,452.11 from the Tenants and this deposit is still being held by the Landlord. The rent deposit shall be applied to the last rental period of the tenancy.
6. Interest on the rent deposit, in the amount of \$30.30 is owing to the Tenants for the period from October 5, 2025 to April 20, 2026.
7. The Board's monetary jurisdiction is \$50,000.00 and the Landlord confirmed that the excess owed to the Landlord is being waived.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated on June 4, 2026.
2. The Tenants shall pay to the Landlord, via e-transfer, \$2,500.00 per month, on the 10th day of the month, for the period July 10, 2026 to June 10, 2027, totalling \$30,000.00.
3. If the Tenants fail to make any one of the payments in accordance with paragraph 2 of this order, the outstanding balance of any arrears of rent, plus \$20,000.00, shall become immediately due and owing and the Tenants will start to owe interest. This will be simple interest calculated from the date of breach at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before June 4, 2026, then starting June 5, 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 June 5, 2026.

June 3, 2026
Date Issued

Curtis Smith
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 December 5, 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.