



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

File Number: LTB-L-023907-26

In the matter of: 202, 525 New Dundee Road
Kitchener ON N2P0K8

Between: Hien (Cindy) Nguyen Landlord

And

Amy Miranda Tenant

Hien (Cindy) Nguyen (the 'Landlord') applied for an order to terminate the tenancy and evict Amy Miranda (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on May 25, 2026.

The Landlord was self-represented.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation. The Tenant's support person, Julia Wilson, also attended.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of June 30, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenant does not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
2. The lawful monthly rent is \$2,500.00. It is due on the 1st day of each month.
3. The total amount the Tenant owes to the Landlord is \$11,686.00 including arrears of rent (\$11,500.00) and costs (\$186.00) up to May 31, 2026.
4. The Landlord collected a last month's rent deposit of \$2,500.00 on October 27, 2025 and this deposit shall be applied to the rent for June 2026, the last month of the tenancy.

5. Interest on the rent deposit, in the amount of \$36.13 is owing to the Tenant for the period from October 27, 2025 to May 25, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before 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 pay the Landlord \$11,649.87 representing arrears of rent (\$11,500.00) up to May 31, 2026 plus the application filing fee (\$186.00) minus the interest on the last month's rent deposit (\$36.13).
5. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
6. If the Tenant does not vacate the rental unit on or before June 30, 2026, the Tenant shall also pay the Landlord compensation of \$82.19 per day starting July 1, 2026 and continuing until the date the Tenant vacates the rental unit.

Additional conditions

7. On or before June 1, 2026, the Tenant shall also pay to the Landlord \$400.00 towards the outstanding arrears.
8. If the Tenant fails to make the payment under paragraph 7 above in full, the Landlord may collect the entire outstanding balance from the amount set out in paragraph 4 immediately.
9. If the Tenant fails to make the payment in accordance with paragraph 7 and by the date required, then the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 4 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 7 of this order. This may result in the Board issuing an order that terminates the tenancy before June 30, 2026.

June 4, 2026
Date Issued

Angela McLaughlin
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 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.