



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

File Number: LTB-L-025427-26

In the matter of: 15, 333 GIBB ST
OSHAWA ON L1J1Z1

Between: Ankay Solution Inc. Landlord

And

Winston Rimland Tenant

Ankay Solution Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Winston Rimland (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on June 2, 2026. The following parties participated in the mediation: The Landlord Wenkai Zhou, and the Tenant Winston Rimland.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,745.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$57.36. This amount is calculated as follows: \$1,745.00 x 12, divided by 365 days.
5. The rent arrears owing to July 31, 2024 are \$8,539.00
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord holds a last month's rent deposit in the amount of \$1,695.00. This amount will be applied to the month of July, 2026 which is the last month of this tenancy.
8. Interest on the deposit is owing to the Tenant in the amount of \$50.00. Interest will also be applied to the month of July, 2026.

9. This Order on Consent represents a final, non-voidable termination of this tenancy.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of July 31, 2026. The Tenant must move out of the rental unit on or before July 31, 2026.
2. The Tenant shall pay to the Landlord **\$8,725.00** which represents the arrears of rent (\$8,539.00) plus costs (\$186.00) for the period ending June 30, 2026.
3. The Tenant shall pay the Landlord the full amount owing as set out in paragraph 2 on or before July 31, 2026.
4. If the unit is not vacated on or before July 31, 2026, the Tenants shall also pay the Landlord compensation of \$57.36 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 2 and, if applicable, paragraph 4 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Landlord has the right to collect the balance outstanding under this Order.
6. On or before June 15, 2026, the Tenant shall also pay to the Landlord \$1,745.00 towards the amount in paragraph 2.
7. If the Tenant fails to make the arrears payment in accordance with paragraph 6, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **June 30, 2026**.
8. 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.
9. 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 4, 2026
Date Issued

Ryan Gacnik
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.