



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

File Number: LTB-L-010362-26

In the matter of: 2 LONGSHORE WAY
WHITBY ON L1N0M1

Between: Jie Gu Landlord

And

Diane Scott Tenant
Ian Scott

Jie Gu (the 'Landlord') applied for an order to terminate the tenancy and evict Diane Scott and Ian Scott (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on May 28, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord, Liam Walker, and the Tenant, Ian Scott, on behalf of both Tenants, were present.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and 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 was still in possession of the rental unit.
3. The lawful rent is \$2,730.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$89.75. This amount is calculated as follows: \$2,730.00 x 12, divided by 365 days.
5. The Tenants has not made any payments since the application was filed.
6. The rent arrears owing to May 31, 2026 are \$18,610.00.

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.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$21,526.00 if the payment is made on or before June 30, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$24,256.00 if the payment is made on or before July 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after July 30, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 4. **If the Tenants does not pay the amount required to void this order the Tenants must move out of the rental unit on or before July 30, 2026.**
 5. If the Tenants does not void the order, the Tenants shall pay to the Landlord \$18,399.50. 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.
 6. The Tenants shall also pay the Landlord compensation of \$89.75 per day for the use of the unit starting May 27, 2026 until the date the Tenants moves out of the unit.
 7. If the Tenants does not pay the Landlord the full amount owing on or before July 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 31, 2026 at 4.00% annually on the balance outstanding.
 8. If the unit is not vacated on or before July 30, 2026, then starting July 31, 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 July 31, 2026.

Additional conditions:

10. The Tenants shall pay \$500.00 on or before June 2, 2026.

11. If the Tenants fails to make any of the payment in accordance with paragraph 10, and by the date required, the Landlord may apply under section 78 of the Act for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 5 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 10 of this order. This may result in the Board issuing an order that terminates the tenancy before July 30, 2026.
12. If the Tenants make the payments as indicated in paragraph 10 above, these payments shall reduce the amount required to void the order as set out in paragraph 2 above accordingly.

June 8, 2026
Date Issued

Michelle Forrester
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 31, 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 to void the eviction order and continue the tenancy if the payment is made on or before June 30, 2026

Rent Owing To June 30, 2026	\$21,340.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$21,526.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 30, 2026

Rent Owing To July 31, 2026	\$24,070.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$24,256.00

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$18,213.50
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$18,399.50
Plus daily compensation owing for each day of occupation starting May 27, 2026	\$89.75 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	