



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

File Number: LTB-L-023744-26

In the matter of: 49 HIGH ST
SUTTON WEST ON L0E1R0

Between: Lianhua Tong Landlord

And

George Sheffield Tenant

Lianhua Tong (the 'Landlord') applied for an order to terminate the tenancy and evict George Sheffield (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 27, 2026 at 09:00 am.

The Landlord Representative Yun Tao li and the Tenant attended the hearing.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
2. As of the date of the hearing, the Tenant owes the Landlord \$7,636.00.
3. The Tenant shall pay the amount owing pursuant to the following schedule.
 - a. Commencing August 1, 2026 and on or before the 1st day of each month until October 1, 2027 - \$500.00; and
 - b. On or before November 1, 2027 - \$136.00.
4. If the Tenant fails to make any of the above payments the Tenant will start to owe interest. This will be simple interest calculated from June 21, 2026 at 4.00% annually on the balance outstanding.

5. 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.
6. 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.

June 9, 2026
Date Issued

Kelly Delaney
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.