



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-027792-26

In the matter of: UNIT 1031, 14 DAVID EYER RD
RICHMOND HILL ON L4S0N4

Between: Yong Hong Yang Landlord
Hui Tan

And

Kristina Zaporah Mitchell Tenant

Yong Hong Yang and Hui Tan (the 'Landlord') applied for an order to terminate the tenancy and evict Kristina Zaporah Mitchell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 4, 2026.

The Landlord, represented by Yun Tao Li and the Tenant engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The Landlord before the LTB consented to the following order:

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant 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:**
 - \$28,976.20 if the payment is made on or before June 20, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$31,866.20 if the payment is made on or before July 4, 2026. See Schedule 1 for the calculation of the amount owing.

3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after July 4, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before July 4, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$24,512.86. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$95.01 per day for the use of the unit starting June 5, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before July 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 5, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before July 4, 2026, then starting July 5, 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 5, 2026.

June 8, 2026
Date Issued

Cheryl Lavoie
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 of the Tenant expires on January 5, 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 20, 2026

Rent Owing To June 20, 2026	\$28,790.20
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$28,976.20

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 4, 2026

Rent Owing To July 20, 2026	\$31,680.20
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$31,866.20

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

Rent Owing To Hearing Date	\$27,280.04
Application Filing Fee	\$186.00
NSF Charges	\$0.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$0.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$0.00
Less the amount of the last month's rent deposit	- \$2,890.00
Less the amount of the interest on the last month's rent deposit	- \$63.18
Less the amount the Landlord owes the Tenant for an {abatement/rebate}	- \$0.00
Less the amount of the credit that the Tenant is entitled to	- \$0.00
Total amount owing to the Landlord	\$24,512.86
Plus daily compensation owing for each day of occupation starting June 5, 2026	\$95.01 (per day)

