



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

**File Number:** LTB-L-026759-26

**In the matter of:** Main, 17 Warkdale Drive  
St Catharines ON L2T2V8

**Between:** Junnan Feng Landlord

**And**

Crystal Kelly Tenants  
Cole Nick Lambert

Junnan Feng (the 'Landlord') applied for an order to terminate the tenancy and evict Crystal Kelly and Nick Lambert (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on June 3, 2026.

The Landlord attended with Legal Representative, Yun Tao Li.

The Tenants were self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

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.

**Preliminary Matter:**

1. The application is amended to reflect the correct name of the Tenant as Cole Nick Lambert.

**The parties agree to the following:**

1. The parties agree to a final, non-voidable eviction order with an eviction date of August 20, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do 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 \$2,000.00. It is due on the 1<sup>st</sup> day of each month.

3. The total amount the Tenants owe to the Landlord is \$8,646.00 including arrears of rent (\$8,460.00) and costs (\$186.00) up to June 30, 2026.
4. The Landlord waives the rent for the period July 1, 2026 to August 20, 2026.
5. The Landlord collected a last month's rent deposit of \$400.00 on March 1, 2025. This deposit and the interest owing on this deposit will be offset against the waived rent for the July 1, 2026 to August 20, 2026 period.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated and the Tenants must move out of the rental unit on or before August 20, 2026.
2. If the unit is not vacated on or before August 20, 2026, then starting August 21, 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 August 21, 2026.
4. The Landlord shall waive the rent for the period July 1, 2026 to August 20, 2026.
5. The Tenants shall pay the Landlord \$8,646.00 representing arrears of rent (\$8,460.00) up to June 30, 2026 plus the application filing fee (\$186.00).
6. The Tenants shall pay the amount in paragraph 5 as follows:
  - \$500.00 – on or before the 20<sup>th</sup> day of each month from October 2026 to February 2028; and
  - \$146.00 – on or before March 20, 2028.
7. If the Tenants do not make any of the required payments in full and by the applicable deadline, the Tenants will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.
8. If the Tenants do not vacate the rental unit on or before August 20, 2026, the Tenants shall also pay the Landlord compensation of \$65.75 per day starting August 21, 2026 and continuing until the date the Tenants vacate the rental unit.

**June 12, 2026**  
**Date Issued**

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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 February 21, 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.