



Order under Section 69 Residential Tenancies Act, 2006

File Numbers: LTB-L-022205-26 (L2)
& LTB-T-032055-25 (T6)

In the matter of: 12 MOSSBROOK CRES
SCARBOROUGH ON M1W2W9

Between: ZIQIANG CHEN Landlord

and

Corie Omar Boland/C.OMAR BOLAND Tenants
Mariah Kendall / K. J. Mariah Kendall

When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Mariah Kendall and Corie Omar Boland (the 'Tenant') applied for an order determining that Ziqiang Chen (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 Application)

This application was scheduled to be heard by videoconference on July 7, 2026.

ZIQIANG CHEN (the 'Landlord') applied for an order to terminate the tenancy and evict C.OMAR BOLAND and K. J. Mariah Kendall (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year. (L2 Application)

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

This application was scheduled to be heard by videoconference on June 9, 2026. Instead, the Landlord's Legal Representative Ryan Chen, the Landlord's Agent Ruiqiong LI, the Landlord, and both Tenants participated in a mediation session on this day.

Parties reached an agreement and requested an order on consent to resolve both applications.

The parties agreed that:

1. The Landlord is not holding a last month's rent deposit.
2. The compensation for the N12 notice was paid to the Tenants in March of 2026.
3. In resolution both applications, the Landlord is waiving the lawful monthly rent for the following months: May, June, July, August & September 2026.

On consent of the parties, it is ordered that:

1. The Landlord shall pay the Tenants \$7,321.05 in guaranteed funds.
2. The Landlord shall pay the Tenant the full amount owing by September 30, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by September 30, 2026., the Landlord will owe interest. This will be simple interest calculated from October 1, 2026, at 4.00% annually on the balance outstanding.
4. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before September 30, 2026.
5. If the unit is not vacated on or before September 30, 2026, then starting October 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 October 1, 2026.
7. The hearing scheduled on July 7, 2026, is cancelled.

June 17, 2026
Date Issued

Lindsay Phomin
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 April 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.