



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

File Number: LTB-L-031118-26

In the matter of: 7, 11 ELDORA AVE
NORTH YORK ON M2M0B5

Between: Hsin Hua Tsai Landlord

And

Ayodele Ejiofoh Tenants
Sharon Ejiofoh

Hsin Hua Tsai (the 'Landlord') applied for an order to terminate the tenancy and evict Ayodele Ejiofoh and Sharon Ejiofoh (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Mediation was held on June 15, 2026. The following parties participated in the mediation: The Landlord's representative Kok Chew Chang, and the Tenants Sharon Ejiofoh, on behalf of both Tenants.

The parties consented to the following order. I was satisfied that the parties understood the 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 were still in possession of the rental unit.
3. The lawful rent is \$2,466.09. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$81.08. This amount is calculated as follows: \$2,466.09 x 12, divided by 365 days.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to June 30, 2026 are \$410.38
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.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, the Tenants shall pay the Landlord compensation of \$81.08 per day for the use of the unit starting September 1, 2026 until the date the Tenants move out of the unit.
3. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026 the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 September 1, 2026
5. On or before June 17, 2026, the Tenants shall pay to the Landlord **\$596.38** which represents the arrears of rent and the filing fee for the period ending June 30, 2026.
6. If the Tenants fail to make the payment in accordance with paragraph 5, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 5 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **June 30, 2026**.
7. This Order on Consent is in full and final settlement of this application.

June 18, 2026
Date Issued

Ryan Gacnik
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 December 31, 2026 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.