



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

File Number: LTB-L-036808-26

In the matter of: 1450 TOMKINS RD null
INNISFIL ON L9S0M8

Between: Yumei Chen Landlord

And

Ivy Owusu- Kyei Tenant

Yumei Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Ivy Owusu-Kyei (the 'Tenant') because:

- the Landlord has entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was to be heard by videoconference on June 15, 2026. The Landlord's representative, Christine Wong, the Landlord, Yumei Chen and the Tenant, Ivy Owusu- Kyei attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The lawful rent is \$3,100.00. It is due on the 1st day of each month.
3. The parties agreed to a non-voidable eviction order with a termination date of June 30, 2026.
4. The Landlord has compensated the Tenant an amount equal to one month's rent by May 31, 2026

5. The Landlord will further compensate the Tenant an amount equal to three months rent, \$9,300.00, upon vacant possession of the rental unit.
6. There is no last month's rent deposit.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. The Landlord is waiving those costs.
8. The Landlord will provide the Tenant free storage for the period of July 1-31, 2026.

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. 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.
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 July 1, 2026.
4. The Landlord shall pay to the Tenant \$9,300.00 for compensation upon receiving vacant possession of the rental unit.
5. If the Landlord fails to make the payment in accordance with paragraph 4 of this order, the outstanding balance to be paid by the Landlord to the Tenant pursuant to paragraph 4 shall become immediately due and payable, and the Landlord will start to owe interest at 4.00% annually on the balance outstanding. This will be simple interest calculated in accordance with the *Courts of Justice Act* on the balance outstanding starting the day following the date of default.

June 18, 2026
Date Issued

John Russett
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 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.