



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-027380-26

In the matter of: 3006, 185 Enfield Place
Mississauga ON L5B0R3

Between: 2758611 Ontario Inc. Landlord

And

Qihang Zhang Tenants
Zixuan Li

2758611 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Qihang Zhang and Zixuan Li (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on June 10, 2026.

The Landlord's Agent, Geoff Gilmore, attended with Legal Representative, Faith McGregor.

The Tenants were self-represented and spoke 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.

The parties agree to the following:

1. The parties agree to a final, non-voidable eviction order with an eviction date of July 31, 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 \$2,614.00. It is due on the 1st day of each month.
3. The total amount the Tenants owe to the Landlord is \$7,721.00 including arrears of rent (\$7,535.00) and costs (\$186.00) up to June 30, 2026.
4. The Landlord collected a last month's rent deposit of \$2,614.00 on July 1, 2025 and this deposit shall be applied to the rent for July 2026, the last month of the tenancy.

5. Interest on the rent deposit, in the amount of \$25.37 is owing to the Tenants for the period from January 1, 2026 to June 10, 2026.

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 July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 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 August 1, 2026.
4. The Tenants shall pay the Landlord \$7,695.63 representing arrears of rent (\$7,535.00) up to June 30, 2026 plus the application filing fee (\$186.00) minus the interest on the last month's rent deposit (\$25.37).
5. If the Tenants do not pay the Landlord the full amount owing on or before July 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
6. If the Tenants do not vacate the rental unit on or before July 31, 2026, the Tenants shall also pay the Landlord compensation of \$85.94 per day starting August 1, 2026 and continuing until the date the Tenants vacate the rental unit.

June 19, 2026
Date Issued

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 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.