



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-038771-26

In the matter of: Basement, 21 Ballantrae Way
Ottawa ON K2L1N3

Between: Nan San Niu Landlord

And

Bradley Green Tenant

Nan San Niu (the 'Landlord') applied for an order to terminate the tenancy and evict Bradley Green (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

The application was heard by videoconference on June 17, 2026. The Landlord and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The parties agreed to terminate the tenancy on July 31, 2026.
2. The Tenant agrees not to interact with other Tenants for the remainder of the tenancy.
3. The Tenant agrees to pay the rent for June 2026 on or before June 19, 2026.
4. The lawful rent is \$1,750.00. It is due on the 1st day of each month.

5. Based on the Monthly rent, the daily rent/compensation is \$1,750.00. This amount is calculated as follows: $\$57.53 \times 12$, divided by 365 days.
6. The Landlord collected a rent deposit of \$1,750.00 from the Tenant and this deposit is still being held by the Landlord.
7. The parties agree that the rent deposit will be applied to the July 2026 rental period because it is the last month of the tenancy.
8. Interest on the rent deposit, in the amount of \$36.75 is owing to the Tenant for the period from June 18, 2025 to June 17, 2026.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit is \$1,786.75. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$57.53 per day for compensation for the use of the unit starting June 18, 2026 until the date the Tenant moves out of the unit.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
4. If the Tenant does not pay the Landlord the full amount owing on or before June 19, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 20, 2026 at 4.00% annually on the balance outstanding.
5. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
6. 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.
7. 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.

June 22, 2026
Date Issued

Sandra Sabourin
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 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.