



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

File Number: LTB-L-031479-26

In the matter of: 1011, 99 FOXBAR RD
TORONTO ON M4V0B2

Between: TAE YOUNG YOO Landlord
EUNKYUNG LEE

And

DREW YOSHIDA Tenant

TAE YOUNG YOO and EUNKYUNG LEE (the 'Landlords') applied for an order to terminate the tenancy and evict DREW YOSHIDA (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.

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

The application was scheduled to be heard on June 16, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlords and the Tenant were present.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

The Landlords served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant 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.

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,200.00. It is due on the 17th day of each month.

3. Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to June 16, 2026 are \$11,100.00.
6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlords collected a rent deposit of \$2,300.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. The Landlords collected a \$300.00 key deposit from the Tenant, and this deposit is still being held by the Landlord. Upon the Tenant's return of the keys to the building concierge, the Landlords shall refund the key deposit to the Tenant within 48 hours of receipt of the keys.
9. Interest on the rent deposit, in the amount of \$139.08 is owing to the Tenant for the period from December 17, 2023 to June 16, 2026.
10. The Tenant shall return the keys to the building concierge on or before June 17, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 17, 2026.
2. The Tenant shall pay the Landlords any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlords owes on the rent deposit are deducted from the amount owing by the Tenant.
3. As of the date of the hearing, the Tenant owes the Landlords \$8,846.92. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlords compensation of \$72.33 per day for the use of the unit starting June 17, 2026 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlords the full amount owing on or before July 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 18, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before July 17, 2026, then starting July 18, 2026, the Landlords 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 Landlords on or after July 18, 2026.
8. The Tenant shall return the keys to the building concierge on or before June 17, 2026.

9. The Landlords collected a \$300.00 key deposit from the Tenant, and this deposit is still being held by the Landlord. Upon the Tenant's return of the keys to the building concierge, the Landlords shall refund the key deposit to the Tenant within 48 hours of receipt of the keys.

June 26, 2026
Date Issued

Michelle Forrester
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 18, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To June 16, 2026	\$11,100.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$2,300.00
Less the amount of the interest on the last month's rent deposit	-\$139.08
Total amount owing to the Landlord	\$8,846.92
Plus daily compensation owing for each day of occupation starting June 17, 2026	\$72.33 (per day)