



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-041776-26

In the matter of: 1624 FROLIS ST
OSHAWA ON L1K 0L6

Between: HUANJIN "AKA JOHN" ZHENG Landlord

And

Brandon Attanasio Tenants
Alyssa Oleary

HUANJIN "AKA JOHN" ZHENG (the 'Landlord') applied for an order to terminate the tenancy and evict Brandon Attanasio and Alyssa Oleary (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled for a merits hearing, via video conference, on June 22, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. Brandon Attanasio attended on behalf of the Tenants and confirmed that he was also speaking on behalf of the second Tenant, Alyssa Oleary. The Landlord also participated.

The parties agreed to resolve the issues in the Landlord's applications and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 15, 2026.
2. **If the unit is not vacated on or before July 15, 2026, then starting July 16, 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 16, 2026.**
4. If the rental unit has not been vacated on or before July 15, 2026, the Landlord may also collect a per diem rate of \$85.81 (based on \$2 610.00 per month X 12 months / 365 days) for use of the unit starting July 16, 2026 to the day the Tenants vacate the unit.
5. The Tenants owe the Landlord \$6 820.01 representing the rent arrears up to and including June 30, 2026 plus rent for July 1 - 15, 2026 plus the \$186.00 application filing fee minus the last month's rent deposit (\$2 200.00) minus interest owing on the last month's rent deposit (\$253.14).
6. Provided the Tenants give vacant possession of the rental unit to the Landlord on or before July 15, 2026, then the full amount owing to the Landlord is reduced to \$5 000.00.
7. If and when vacant possession of the rental unit is *not* given to the Landlord on or before July 15, 2026, then the full amount owing, as per paragraph 5 above, becomes due and payable immediately.
8. The amount owing to the Landlord is due and payable on July 15, 2026. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing July 16, 2026.
9. The Landlord shall waive all outstanding water utility payments up to and including April 30, 2026.
10. This Order settles all matters regarding the Landlord's L1 and L2 applications and all Tenant T2/T6 issues up to June 22, 2026.

June 24, 2026
Date Issued

Susan Parsons
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 16, 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.