



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

File Number: LTB-L-035285-26

In the matter of: 80 RENOVA PVT
OTTAWA ON K1G4C6

Between: Jianguo Cheng Landlords
Jenny Jie Liu

And

Ashley Falsetto Tenant

Jianguo Cheng and Jenny Jie Liu (the 'Landlords') applied for an order to terminate the tenancy and evict Ashley Falsetto (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 24, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlords, Jianguo Cheng and Jenny Jie Liu, and the Tenant, Ashley Falsetto, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. There are issues with the N4 Notice that could affect outcomes at a merits hearing, but all parties are aware of this and still wish to move forward with this Order on Consent.
2. The lawful rent is \$2,858.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$93.96. This amount is calculated as follows: \$2,858.00 x 12, divided by 365 days.
4. The Tenant has paid \$844.00 to the Landlords since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$6,770.00.

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 \$2,800.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$65.24 is owing to the Tenant for the period from May 16, 2025, to June 24, 2026.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
 - \$9,814.00 if the payment is made on or before July 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after July 31, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before July 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlords \$3,487.80. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlords owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlords compensation of \$93.96 per day for the use of the unit starting June 25, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlords the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 August 1, 2026.

June 30, 2026
Date Issued

Rachael Kukoyi
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before July 31, 2026

Rent Owing To July 31, 2026	\$10,472.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$844.00
Total the Tenant must pay to continue the tenancy	\$9,814.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$7,011.04
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlords since the application was filed	- \$844.00
Less the amount of the last month's rent deposit	- \$2,800.00
Less the amount of the interest on the last month's rent deposit	- \$65.24
Total amount owing to the Landlords	\$3,487.80
Plus daily compensation owing for each day of occupation starting June 25, 2026	\$93.96 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	