



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-035584-26-SA

In the matter of: 14 BROWN WOOD DR
BARRIE ON L4M6N4

Between: LEI Xu Landlords
Huijie Song

And

EUGENIO BUSSOLI Tenants
IDA GRECO

LEI Xu and Huijie Song (the 'Landlords') applied for an order to terminate the tenancy and evict EUGENIO BUSSOLI and IDA GRECO (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on April 28, 2026 with respect to application LTB-L-052666-25-RV-AM2.

The Landlords' application was resolved by order LTB-L-035584-26, issued on April 29, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-035584-26.

This motion was heard by videoconference on June 22, 2026.

The Landlords, the Landlords' legal representative, Taff Butters and the Tenants 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.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful monthly rent is \$2,287.80. It is due on the 1st day of each month.
5. Based on the monthly rent, the daily rent/compensation is \$75.22. This amount is calculated as follows: \$2,287.80 x 12 months, divided by 365 days.
6. The rent arrears owing to June 14, 2026 are \$28,651.40.

7. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit in the amount of \$2,100.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit will be deducted from the amount of arrears.
9. Interest on the last month rent deposit, in the amount of \$243.44 is owing to the Tenants for the period from March 1, 2020 to June 30, 2026. This amount will be deducted from the amount of arrears.
10. The parties agreed upon a non-voidable order terminating the tenancy effective June 30, 2026.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-035584-26, issued on April 29, 2026, is granted.
2. Order LTB-L-035584-26, issued on April 29, 2026, is set aside and cannot be enforced.
3. The previous order issued on April 28, 2026 with respect to LTB-L-052666-25-RV-AM2 is cancelled and replaced with this order.
4. The tenancy between the Landlords and the Tenants is terminated on June 30, 2026. The Tenants must move out of the rental unit on or before June 30, 2026.
5. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 1, 2026.
7. If the Tenants do not vacate the rental unit on or before June 30, 2026, the Tenants shall pay to the Landlords compensation of \$75.22 per day for the use of the unit starting July 1, 2026 until the date the Tenants move out of the unit.
8. On or before June 30, 2026, the Tenants shall pay to the Landlords \$26,493.96 which represents arrears of rent for the period ending June 30, 2026 (\$28,651.40), less the last month rent deposit (\$2,100.00), less the interest on the rent deposit (\$243.44) plus the application filing fee (\$186.00).
9. If the Tenants fail to make the payment in accordance with paragraph 8 of this order, the full balance owing becomes due and payable immediately and the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

June 30, 2026
Date Issued

Floredana Ungureanu
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.