



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

**Citation:** Zhou v Morales, 2023 ONLTB 78980

**Date:** 2024-01-11

**File Number:** LTB-L-053337-23

**In the matter of:** 33 BELLFLOWER LANE  
RICHMOND HILL ON L4E1E7

**Between:** Sissy Zhou and Richard Zhou

**And**

Carlos F. Morales and Catherine Beatriz Morales  
Calderon

I hereby certify this is a true copy of an Order dated  
**JAN 11, 2024**  
*Justin Jeung*  
Landlord and Tenant Board

Landlords

Tenants

Sissy Zhou and Richard Zhou (the 'Landlords') applied for an order to terminate the tenancy and evict Carlos F. Morales and Catherine Beatriz Morales Calderon (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 23, 2023.

The Landlords, Landlord's Legal Representative, Berkan Altun, and the Tenants attended the hearing.

The parties before the LTB consented to the following order.

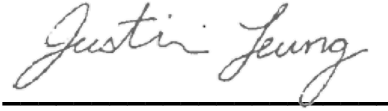
**It is ordered on consent that:**

1. The tenancy between the Landlords and the Tenants is terminated as of December 31, 2023. The Tenants must move out of the rental unit on or before December 31, 2023. Once the Tenants have vacated the unit, the Landlord waives the collection of the rent arrears of \$22,600.00.
2. If the unit is not vacated on or before December 31, 2024, then starting January 1, 2024, the Landlords 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 Landlords on or after January 1, 2024.
4. Once the Tenants have vacated the unit on or before December 31, 2023, the Landlords will cease debt reporting to the credit bureau relating to the Tenant's rent arrears.

5. If the Tenants do not vacate the unit by December 31, 2023, the Tenants would be responsible for the payment of the rent arrears of \$22,600.00, subject to interest. This will be simple interest calculated from January 1, 2024, at 7.00% annually on the balance outstanding.

6. The Tenants are not to damage any property in the unit up until the termination date of December 31, 2023.

**January 11, 2024**  
**Date Issued**



---

**Justin Leung**  
Member, 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.