



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Wang v Martin, 2024 ONLTB 23816

Date: 2024-04-04

File Number: LTB-L-075037-23-RV

In the matter of: UNIT 427, 7 SMITH CRES
ETOBICOKE ON M8Z0G3

Between: Xiuping Wang

And

Caroline Martin

I hereby certify this is a
true copy of an Order dated
Apr 4, 2024
Landlord and Tenant Board

Landlord

Tenant

Review Order

Xiuping Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Caroline Martin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-075037-23 issued on February 1, 2024.

On February 7, 2024, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 8, 2024 interim order LTB-L-075037-23-RV-IN was issued, staying the order issued on February 1, 2024.

This request was heard in by videoconference on March 25, 2024.

The Landlord's Legal Representative, Y. Tao Li, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

On consent, it is ordered that:

1. The request to review order LTB-L-075037-23 issued on February 1, 2024, is granted. The order is cancelled and replaced by the following:
2. The tenancy between the Landlord and the Tenant is terminated, the Tenant must move out of the rental unit on or before April 30, 2024.
3. The Tenant's last month's rent deposit is applied to April 2024.
4. The Tenant shall pay to the Landlord \$18,091.65 for arrears of rent and costs owing to March 31, 2024. The interest the Landlord owes on the rent deposit was deducted from the amount owing by the Tenant.

5. If the Tenant vacates the rental unit on or before April 30, 2024, the Landlord waives all rent arrears and costs owing except \$9,000.00 which is to be paid as follows:
 - \$5,000.00 on or before April 30, 2024; and
 - \$4,000.00 on or before May 31, 2024.
6. If the Tenant does not vacate or pay the Landlord in accordance with this order, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2024 at 7.00% annually on the balance outstanding.
7. If the unit is not vacated on or before April 30, 2024, then starting May 1, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 May 1, 2024.

April 4, 2024
Date Issued



Lisa Del Vecchio
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.

In accordance with section 81 of the *Residential Tenancies Act, 2006*, the part of this order relating to the eviction expires on November 1, 2024 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.

