



**SEP 20, 2022**

Landlord and Tenant Board

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

**Citation:** Li v Ysrayl, 2022 ONLTB 6797

**Date:** 2022-09-20

**File Number:** LTB-L-012387-22

**In the matter of:** 150 FRANK KELLY DR  
HOLLAND LANDING ON L9N0V1

**Between:** Junyue Zhu, Wei Guo, Wen Li Landlords

**And**

Daniyah Ysrayl, Nakeita Ysrayl Tenant

Junyue Zhu, Wei Guo, Wen Li (the 'Landlords') applied for an order to terminate the tenancy and evict Daniyah Ysrayl, Nakeita Ysrayl (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on August 31, 2022. The Landlord and the Tenant and Interpreter, Liang (Zack) Guo attended the hearing.

The parties engaged in settlement discussions at the time of the hearing. As a result of the 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.

**On consent, it is ordered that:**

1. The parties agree that the amount outstanding to August 31, 2022, inclusive of rent arrears, and costs, is \$20,286.00. \* *This amount reflects the deduction of key deposit in the amount of \$100.00 which the Landlords agreed to refund*
2. The tenancy is terminated as of October 31, 2022, the Tenants will move out of the rental unit on or before October 31, 2022.
3. The Tenants shall pay the Landlords the lawful September 2022 rent via two(2) e-transfers as follow:
  - \$500.00 on or before September 9, 2022;
  - \$2,400.00 on or before September 20, 2022.
4. If the Tenants fail to make any of the payments set out in paragraph 3 this order, or if any payment is returned for any reason, the Landlords may apply under Section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the

tenancy and evicting the Tenants and for an order for the payment of the arrears of rent then outstanding. The Landlords must make this application no later than 30 days after the Tenants' failure to make a payment.

5. The last months rent deposit held by the Landlords in the amount of \$2,900.00 will be applied to the last month of tenancy – October 2022.
6. The Tenants shall pay the Landlords the arrears of rent in amount of \$20,286.00 on or before November 1, 2022.
7. If the Tenants do not pay the Landlords the full amount owing on or before November 1, 2022, the Tenants will start to owe interest. This will be simple interest calculated from November 2, 2022 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before October 31, 2022, then starting November 1, 2022, 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 November 1, 2022.

**September 20, 2022**  
**Date Issued**

  
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Alicia Johnson  
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 Act, the part of this order relating to the eviction expires on April 2, 2023 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.