



Order under Section 69 Residential Tenancies Act, 2006

Citation: Wang v Dixon, 2024 ONLTB 1852

Date: 2024-01-03

File Number: LTB-L-048225-23

In the matter of: 29 DUCKFIELD CRES
AJAX ON L1Z2C7

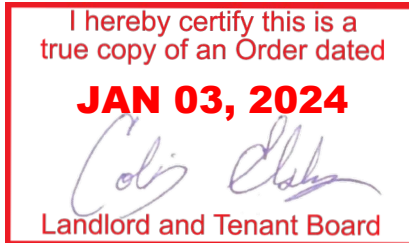
Between: Meigao Wang

And

Chrysta Leighann Celeste Dixon, Cleveland
George Dixon and Tyeler Summer-Bree
Dixon

Landlord

Tenants



Meigao Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Chrysta leighann celeste Dixon, Cleveland george Dixon and Tyeler summer-bree Dixon (the 'Tenants') because the Tenant did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on November 8, 2023.

The Landlord and the Tenants attended the hearing.

The parties mutually agreed to resolve all matters at issue in this application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.


The parties agreed:

1. The Tenants owe the Landlord \$18,671.40, including arrears of rent to November 30, 2023 and the application filing fee.
2. The Landlord collected a rent deposit of \$3,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
3. The parties requested a non-voidable eviction order with an eviction date of February 1, 2024.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated effective February 1, 2024. The Tenants must vacate the rental unit on or before February 1, 2024
2. The Landlord shall apply the Tenants' rent deposit to the rent owing to February 1, 2024.
3. The Tenants shall pay the Landlord **\$25,086.91** which includes the total rent owing until February 1, 2024, filing fee and NSF fees (\$28,220.10) minus the last month's rent deposit and interest owing (\$3,133.19).
4. The Tenants shall also pay the Landlord compensation of \$102.31 per day for the use of the unit starting February 2, 2024 until the date the Tenants move out of the unit.
5. If the Tenants do not pay the Landlord the full amount owing on or before February 12, 2024, the Tenants will start to owe interest. This will be simple interest calculated from February 13, 2024 at 7.00% annually on the balance outstanding.
6. If the unit is not vacated on or before February 1, 2024, then starting February 2, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 February 2, 2024.

January 3, 2024
Date Issued



Colin Elsby
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 August 2, 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.