



June 20, 2023

Landlord and Tenant Board

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

Citation: Zheng Wang v Amna Khan, 2023 ONLTB 44541

Date: 2023-06-20

File Number: LTB-L-082244-22

In the matter of: 6 MORESBY ST
RICHMOND HILL ON L4B4K8

Between: Yijiong Wang and Zheng Wang Landlord

And

Amna Khan Tenant

Yijiong Wang and Zheng Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Amna Khan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 5, 2023.

The Landlord's legal representative, Wendy Hum and the Tenant attended the hearing, at which time the Tenant testified that the Tenant waived Duty Counsel. The parties agreed that the Tenant has not paid the Landlord the arrears of rent owing to June 12, 2023 in the amount of \$7,888.00, as well as the application filing fee in the amount of \$186.00. As well, the parties consented to the following terms. I am satisfied that the Tenant understood the terms and their consequences and freely entered into the terms.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on July 31, 2023.
2. If the unit is not vacated on or before July 31, 2023, then starting August 1, 2023, the Landlord 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 Landlord on or after August 1, 2023.
4. Starting August 21, 2023 and continuing on the 21st day of each month thereafter to January 21, 2025 that Tenant shall pay the Landlord \$448.55 towards the outstanding balance.
5. If the Tenant breaches paragraph 4, above, the entire outstanding balance owing on the date of breach shall become due immediately and interest will apply on the outstanding balance on the Courts of Justice rate.

6. If the Tenant does not vacate the unit by July 31, 2023, the Tenant shall pay the Landlord compensation of \$97.71 per day for the use of the unit starting August 1, 2023 until the date the Tenant moves out of the unit.
7. The Landlord shall apply the last month's rent deposit to the rent owing from June 13, 2023 to July 12, 2023.
8. On or before July 31, 2023 the Tenant shall pay the rent owing from July 13, 2023 to July 31, 2023 in the amount of \$1,856.48.

10

June 20, 2023
Date Issued

Sean Henry
Vice Chair, 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 February 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.