



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-077082-25

In the matter of: 102 DRAGON PARK DR
NEPEAN ON K2J0H5

Between: Mengtao Wen Landlord

And

Danielle Benson Tenant

Mengtao Wen (the 'Landlord') applied for an order to terminate the tenancy and evict Danielle Benson (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

Mengtao Wen (the 'Landlord') also applied for an order requiring Danielle Benson (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Mediation was held on December 9, 2025. The following parties participated in the mediation: The Landlord, Mengtao Wen, and the Tenant's Agent, Matin Syed.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The utilities owing to the date of the hearing are \$8,760.15.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the Landlord **\$8,946.15**, which represents utilities owing (\$8,760.15) and costs for filing the application (\$186.00), in accordance with the following schedule:
 - \$500.00 on or before December 10, 2025.
 - \$4000 on or before January 7, 2026.
 - \$4,446.15 on or before February 4, 2026.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

January 5, 2026

Date Issued

Kevin Kordahi

Hearings Officer, 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.