



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

File Number: LTB-L-083750-25

In the matter of: UNIT 2603, 15 MERCER ST
TORONTO ON M5V0T8

Between: Kim Chi La Landlords
Man Fai Wong

And

Nadia Ismail Tenant

Kim Chi La and Man Fai Wong (the 'Landlords') applied for an order to terminate the tenancy and evict Nadia Ismail (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on December 17, 2025.

Only the Landlords' Representative, Yun Tao Li, attended the hearing.

As of 9:25 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

Determinations:

1. The Tenant paid the Landlords all the rent that was in arrears up to December 31, 2025.
2. The only amount owing is the Landlords' cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlords \$186.00, for the cost of filing the application.
2. If the Tenant does not pay the Landlords the full amount owing on or before January 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 21, 2026, at 4.00% annually on the balance outstanding.

January 9, 2026
Date Issued

Reid Jackson
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.