



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

File Number: LTB-L-082805-25

In the matter of: 4, 515 TALBOT ST
ST THOMAS ON N5P1C3

Between: Cai Min Gao Landlord

And

Salena Jean Gray Tenants
Kyle Joseph Charles Hodgkin

Cai Min Gao (the 'Landlord') applied for an order to terminate the tenancy and evict Salena Jean Gray and Kyle Joseph Charles Hodgkin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on December 16, 2025, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's representative, Haiyue Wang, and the Tenants were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent, it is ordered that:

1. The Tenants shall pay the Landlord \$14,400.00, representing rent arrears of (\$15,950.00) less one month's rent (\$1,550.00), which was waived, for the period ending December 31, 2025.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$400.00 on or before the 15th day of each month starting January 15, 2026, through to and including December 15, 2028.
3. The Tenants shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of January 2026 to December 2028, or until there are no arrears owing, whichever comes first.

4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

January 7, 2026

Date Issued

Sarah Visnovec

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.