



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-086147-25-SA

In the matter of: 32 GUTHRIE CRES
WHITBY ON L1P1A5

Between: RONGHUI ZHANG Landlord

And

Michael Stratton Tenant
Dawn Stratton

RONGHUI ZHANG (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Stratton and Dawn Stratton (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the mediated settlement signed by the parties on December 11, 2024 with respect to application LTB-L-054016-24.

The Landlord's application was resolved by order LTB-L-086147-25, issued on October 23, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-086147-25.

This motion was heard by videoconference on November 20, 2025.

The Tenant attended the hearing. The Landlord was represented at the hearing by Homg Yun Zhang.

At the hearing the parties consented the following order:

It is ordered on consent that:

1. The motion to set aside order LTB-L-086147-25, issued on October 23, 2025, is granted. The order is cancelled and replaced as follows:
2. The Tenant shall pay to the Landlord \$10,686.00 which represents the arrears of rent and costs outstanding for the period ending November 30, 2025.
3. The Landlord's application for eviction is denied on the condition Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Payment Amount
November 21, 2025	\$4,000.00
The 25 th day of each month beginning December 25, 2025, and ending May 25, 2026	\$1,000.00
June 25, 2026	\$686.00

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period December 1, 2025, to June 30, 2026.
5. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's 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 November 30, 2025.

January 8, 2026

Date Issued

Bryan Delorenzi

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.

