



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

File Number: LTB-L-087386-25

In the matter of: 171 SHIRRICK DR
RICHMOND HILL ON L4E0B8

Between: Xiaoyu Yong Landlord

And

Zaid Yousuf Tenant

Xiaoyu Yong (the 'Landlord') applied for an order to terminate the tenancy and evict Zaid Yousuf (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on December 17, 2025.

Only the Landlord's Legal Representative, Yun Tao Li, attended the hearing.

As of 9:34 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 Landlord's evidence.

Determinations:

1. As explained below, the Landlord has established on a balance of probabilities that the Tenant has persistently paid rent late.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On October 13, 2025, the Landlord gave the Tenant an N8 notice of termination. The notice of termination alleged that the Tenant had paid rent late for the last 17 months. The Landlord submitted the rent ledger as evidence.
4. I am satisfied that the Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the first day of each month. The Tenant paid their rent late 17 times between August 2024 and December 2025.

5. The Landlord sought relief from eviction in the form of a pay on time order commencing February 1, 2026 continuing until January 1, 2027.
6. 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 subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Commencing on February 1, 2026 and continuing until January 1, 2027, the Tenant shall pay to the Landlord the lawful monthly rent on or before the first day of the month.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenant must pay the Landlord is \$186.00.
6. If the Tenant does not pay the Landlord the full amount owing on or before January 18, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 19, 2026 at 4.00% annually on the balance outstanding.

January 7, 2026

Date Issued

Allana McComb

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.