



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-038607-25

In the matter of: 59 APACHE TRAIL
NORTH YORK ON M2H2H7

Between: Guobing Yuan Landlord
Bingyi Zhang

And

Waris Haidari Tenant

Guobing Yuan and Bingyi Zhang (the 'Landlord') applied for an order to terminate the tenancy of Mathew Jones (the 'Tenant') and evict Waris Haidari (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on December 4, 2025.

The Landlord, the Landlord's legal representative, Yun Tao Li, and the newly named Tenant, Waris Haidari, attended the hearing.

The parties agree that:

1. The application is amended to replace the Tenant, Mathew Jones, with Waris Haidari effective April 1, 2025.
2. The monthly rent as of April 1, 2025 is \$2,650.00 and it is due on or by the first day of each month.
3. This is a monthly tenancy effective April 1, 2025.
4. The Tenant will be responsible for 50% of the utilities as of December 4, 2025 and the Tenant currently owes the Landlord \$1,324.50 for outstanding utilities as of December 4, 2025. The Tenant agreed to pay this amount in 3 payments of \$441.50 on January 10, 2026, February 10, 2026 and March 10, 2026.
5. The Landlord agrees to send all future utility bills as of the hearing date by email to the Tenant and the Tenant agrees to pay for 50% of the total ongoing bills within 7 days after the day of the email. They both confirmed at the hearing that they have the other's email address for this purpose.

6. The Landlord requests to withdraw the application for termination of the tenancy and daily compensation on the basis that the parties entered into a new tenancy agreement as part of this order, and I consent to their request.

It is ordered that:

1. The Landlord's application is withdrawn, and the LTB's file is now closed.

January 7, 2026
Date Issued

Terri van Huisstede
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.