



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

File Number: LTB-L-092566-25

In the matter of: UPPER UNIT, 38 EDEN AVE
MARKHAM ON L3R8R6

Between: Xiao Qin Yu Landlord

And

Afzal M Chaudhary Tenants
Asmat Noreen Chaudhary
Rabia Chaudhary
Mohammad Hussain Chaudhary

Xiao Qin Yu (the 'Landlord') applied for an order to terminate the tenancy and evict Afzal M Chaudhary, Asmat Noreen Chaudhary, Rabia Chaudhary and Mohammad Hussain Chaudhary (the 'Tenants') because the Tenants have been persistently late in paying the Tenant's rent.

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

This application was heard by videoconference on December 15, 2025. The Landlord's Legal Representative, Yun Tao ('Tom') Li, and the Tenants, Asmat Noreen Chaudhary and Afzal M Chaudhary, attended the hearing on behalf of all named tenants.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meets the conditions set out below.
2. On or before January 5, 2026, the Tenants shall pay the lawful monthly rent due and owing for the month of January 2026.
3. The Tenants shall also pay the lawful monthly rent on the first day each month for a period of 11 months commencing February 1, 2026, to December 1, 2026.
4. If the Tenants fail to comply with the conditions set out in paragraph 2 and 3 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 Tenants. 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 Tenants.

January 12, 2026
Date Issued

Jane Dean

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.