



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090880-25

In the matter of: 425, 3 MARKET ST
TORONTO ON M5E0A3

Between: ZAHRA PROPERTIES Landlord

And

BENNY YIP Tenant

ZAHRA PROPERTIES (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict BENNY YIP (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.

The application was scheduled to be heard by video conference on January 6, 2026. Jason Paine, Licenced Paralegal, represented the Landlord. The Tenant attended and was self-represented. Quinny Chiang, previous Tenant also attended and was self-represented.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The Landlord's application is amended to remove **Quinny Chiang** as a Tenant.
2. The Tenant has already paid the Landlord the \$186.00 application filing fee.
3. The Tenant shall pay the Landlord the lawful monthly rent on or before the 1st day of each month starting February 2026 through to and including January 2027.
4. If the Tenant fails to comply with the conditions set out in paragraph 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 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.

January 9, 2026
Date Issued

Joanne Lolato
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.