



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089499-25

In the matter of: 3377 INGRAM RD
MISSISSAUGA ON L5L4N1

Between: Dan Zou c/o Dingsheng Property Management Company Landlord

And

Ran Mu Tenant
Zifeng He
Cai Lijuan
Mu Delin

Dan Zou c/o Dingsheng Property Management Company (the 'Landlord') applied for an order to terminate the tenancy and evict Ran Mu, Zifeng He, Cai Lijuan and Mu Delin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 5, 2026.

Derek Dunham appeared on behalf of the Landlord. Judith Callender appeared as the Landlord's legal representative. Zifeng He appeared on behalf of all the Tenants and was self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$18,186.00 for arrears of rent up to January 31, 2026 and costs.
2. In consideration of all the Tenants' s.82 issues to the current date, the Landlord will reduce the amount in paragraph 1 by \$1,000.00. The amount the Tenants owe the Landlord is \$17,186.00 to the period ending January 31, 2026.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$3,600.00 on or before January 6, 2026.
 - b) \$1,510.00 on or before the 15th day of each month commencing February 15, 2026 and concluding September 15, 2026.

- c) \$1,506.00 on or before October 15, 2026.
- 4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to October 31, 2026, or until the arrears are paid in full, whichever date is earliest.
- 5. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' 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 January 31, 2026.
- 6. On or before January 31, 2026, the Landlord shall:
 - a) Remediate any mould or mildew issues in the bathroom of the rental unit.
 - b) Ensure the garage door is functioning properly

January 9, 2026
Date Issued

Andrew Rowell
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.