



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

File Number: LTB-L-086738-25

In the matter of: Main Floor, 31 Doerr Rd.
Scarborough, ON M1P 4M7

Between: Mengqiang Kang Landlord

And

Blair Crook Tenants
Erika Szamosvari

Mengqiang Kang (the 'Landlord') applied for an order to terminate the tenancy and evict Blair Crook and Erika Szamosvari (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord, the Landlord's legal representative, Rong Wei Yu, and the first-named Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$17,586.00, which includes:
 - \$17,400.00 for arrears owing up to January 31, 2026; and
 - \$186.00 for the fee paid by the Landlord for filing the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$2,900.00 on or before January 20, 2026.
 2. \$5,000.00 on or before March 15, 2026.
 3. \$5,000.00 on or before April 15, 2026.
 4. \$4,686.00 on or before May 15, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first (1st) of the month for the period from February 1, 2026, through to May 31, 2026, or until the arrears are paid in full, whichever date is earliest.

4. 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 1 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.

January 15, 2026
Date Issued

Melissa Anjema
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.