



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

**File Number:** LTB-L-087669-25

**In the matter of:** Apt 2, 600½ Barton St E  
Hamilton Ontario L8L 2Z7

**Between:** SHU JI ZHANG Landlord

**And**

RANDALL MATHEW SIMPSON Tenants  
STEPHAINE (aka Stephanie) JOAN PLUIM

SHU JI ZHANG (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict RANDALL MATHEW SIMPSON and STEPHAINE (aka Stephanie) JOAN PLUIM (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on January 8, 2026. The Landlord attended and was self-represented. The Tenants attended and were self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

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.

The parties agreed that:

- a. The Tenant, Ms. Pluim stated that her first name was Stephanie and not Stephaine as written on the application. The parties agreed to add **(aka Stephanie)** to the Tenants name.
- b. The parties agreed to amend the street number of the rental unit from **600 – 1/2** to **600 ½**
- c. The current lawful monthly rent effective January 1, 2026, is \$1,665.00. It is due on the 1<sup>st</sup> of each month.

**It is ordered on consent that:**

1. The Landlord's application is amended to add **(aka Stephanie)** to the name of Tenant, Stephaine Joan Pluim.
2. The Landlord's application is amended to change the street number of the rental unit from **600 – 1/2** to **600 ½**.

3. The Tenants shall pay to the Landlord \$7,441.00. This amount represents \$7,255.00 for arrears of rent up to January 31, 2026, and the \$186.00 application filing fee (costs).
4. The Tenants shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:

| <b>Date of Payment</b> | <b>Payment Amount</b> |
|------------------------|-----------------------|
| January 15, 2026       | \$620.08              |
| February 15, 2026      | \$620.08              |
| March 15, 2026         | \$620.08              |
| April 15, 2026         | \$620.08              |
| May 15, 2026           | \$620.08              |
| June 15, 2026          | \$620.08              |
| July 15, 2026          | \$620.08              |
| August 15, 2026        | \$620.08              |
| September 15, 2026     | \$620.08              |
| October 15, 2026       | \$620.08              |
| November 15, 2026      | \$620.08              |
| December 15, 2026      | \$620.12              |

5. The Tenants shall also pay to the Landlord the lawful monthly rent on or before the first day of each month starting February 2026 through to and including December 2026, or until the arrears are paid in full, whichever date is earliest.
6. 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 3 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 16, 2026**  
**Date Issued**

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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.