



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

File Number: LTB-L-085554-25

In the matter of: 2, 39 BLANDFORD ST
WOODSTOCK ON N4S7H7

Between: BRIAN YALUNG Landlords
RIO YALUNG

And

MICHAEL (JOHN) GEAR Tenants
CYNTHIA (MARIE) REIS

BRIAN YALUNG and RIO YALUNG (the 'Landlords') applied for an order to terminate the tenancy and evict MICHAEL (JOHN) GEAR and CYNTHIA (MARIE) REIS (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 13, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord, Brian Yalung, the Landlords' representative, Berkan Altun, the Tenant, Cynthia (Marie) Reis, and the Tenants' representative, Kristin Markoff, were present.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The current lawful rent is \$2,255.00. It is due on the first day of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$4,641.00. This amount represents \$4,455.00 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.

2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$350.00 on or before the 1st day of each month for the twelve (12) month period from February 1, 2026 to January 1, 2027;
 - \$441.00 on or before February 1, 2027.
3. The Tenants shall also pay to the Landlords new rent in full and on time, as and when it comes due on the 1st day of each month, for the period from February 1, 2026 to February 28, 2027, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 become owing after January 31, 2026.

January 20, 2026
Date Issued

Nancy Fahlgren
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.