



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

File Number: LTB-L-089632-25

In the matter of: B-0330, 50 Upper Mall Way
Thornhill ON L4J0L8

Between: David Chen Landlords
Lei Zheng

And

Winterly Mae Tenants
Victor Ajamolaya

David Chen and Lei Zheng (the 'Landlords') applied for an order to terminate the tenancy and evict Winterly Mae and Victor Ajamolaya (the 'Tenants') because the Tenant did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 12, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlords and the Tenant, Winterly Mae participated in mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand and agree to the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$11,250.00 for arrears of rent for the period ending January 14, 2026.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$250.00 on or before January 16, 2026.
 - \$250.00 on or before the 15th day of each month in 44 equal payments commencing February 15, 2026, up to and including September 15, 2029.
3. On or before January 16, 2026, the Tenants shall pay to the Landlords the monthly rent for January 2026.

4. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period February 15, 2026, to September 15, 2029, 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 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 became owing after January 14, 2026.

January 19, 2026
Date Issued

Oluwatobi Abobarin
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.