



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

File Number: LTB-L-090577-25

In the matter of: BASEMENT, 38 GLADYS RD
SCARBOROUGH ON M1C1C6

Between: LINGBO XU Landlord

And

Farhad Nazer Tenant

Lingbo Xu (the 'Landlord') applied for an order to terminate the tenancy and evict Farhad Nazer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on January 13, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord Lingbo Xu and the Tenant Farhad Nazer were present. The Tenant didn't speak with Tenant Duty Counsel.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$2,286.00 which represents the arrears of rent and cost of the application fee outstanding for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$381.00 on or before the 16th day of each month starting January 16th, 2026, through to and including June 16th, 2026.

3. The Tenant shall also pay the Landlord the lawful rent in full and on time, on or before the first day of each corresponding month for the months of February 2026 to June 2026, or until there are no arrears owing, whichever comes first.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 22, 2026
Date Issued

Monique Browne
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.