



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092252-25

In the matter of: 1 BRUCE CREEK DR
MARKHAM ON L6C 2V9

Between: Derek Chung Ting Yue Landlords
Yue On Kei Sze

And

Jemila David Tenant

Derek Chung Ting Yue and Yue On Kei Sze (the 'Landlords') applied for an order to terminate the tenancy and evict Jemila David (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled for a merits hearing, via video conference, on January 15, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant and the Landlord's Legal Representative, Hoi Fai Alvin Chan, participated.

The parties agreed to resolve the issues in the Landlords application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. Commencing February 1, 2026, the parties agreed to change the rent due date from the fifteenth (15th) to the first (1st) day of each and every month.
- b. As a result of the above, the parties agreed to add \$1 500.00 to the rent arrears amount.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$22 650.00, representing the rent arrears up to and including January 14, 2026 plus \$1 500.00 for January 15 – 31, 2026;
2. The Landlord shall waive the \$186.00 application filing fee;
3. The Tenant shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. Commencing February 1, 2026, the Tenant shall pay the monthly rent **plus** \$2 000.00 on or before the first (1st) day of each and every month until the amount owing is paid in full. The final payment shall occur on or before January 1, 2027 and will be in the amount of the monthly rent **plus** \$650.00.
4. If and when there is a breach to the terms of this Order, then the Landlord shall notify the Tenant and the Tenant shall have forty-eight (48) hours to respond to the Landlord prior to the Landlord filing the L4 with the LTB.
5. 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 this Order shall become immediately due and owing and the Landlord may, **with** notice to the Tenant apply to the Board 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 19, 2026
Date Issued

Susan Parsons
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.