



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

File Number: LTB-L-089527-25

In the matter of: 2597 craftsman drive
oshawa ON L1L0M3

Between: ZHENGPING GUO Landlord

And

STACEY E M BADWA Tenant
CARL EDWARD BADWA

ZHENGPING GUO (the 'Landlord') applied for an order to terminate the tenancy and evict STACEY E M BADWA and CARL EDWARD BADWA (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026 at 1:00 pm.

The Landlord and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$14,986.00 for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. Commencing February 21, 2026, and on or before the 21st day of each month until August 21, 2026 - \$2,000.00; and
 - b. On or before September 21, 2026 - \$986.00.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due on the 4th day of each month for the period of February 2026 to September 2026, or until the arrears are paid in full, whichever date is earliest.
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 21, 2026

Date Issued

Kelly Delaney

Member, 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.