



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-099517-24-RV

In the matter of: 4205, 8 EGLINTON AVE E
TORONTO ON M4P0C1

Between: Fei Wu Landlord

And

Jennifer Nowlan Tenants
Jace Nowlan

Review Order

Fei Wu (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Nowlan and Jace Nowlan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was resolved by order LTB-L-099517-24 issued on December 18, 2025.

On December 19, 2025 the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 19, 2025 interim order LTB-L-099517-24-RV-IN was issued, staying the order issued on December 18, 2025.

This application was heard by videoconference on January 15, 2026.

The Landlord, the Landlord's legal representative, Cuiwen Hu, and the Tenants attended the hearing.

The parties before the Board consented to the following order.

Agreed Upon Facts:Request to Review

1. The request to review is granted. As a result, order LTB-L-099517-24 issued on December 18, 2025 is cancelled, and replaced with this order on consent.

Merits of the Original Application

2. The lawful rent is \$2,950.00. It is due on the first day of each month.
3. The amount owing by the Tenants to the Landlord for rent arrears to January 31, 2026 and costs is \$18,136.00.

On consent it is ordered that:

1. The request to review order LTB-L-099517-24 issued on December 18, 2025 is granted.
2. Order LTB-L-099517-24 issued on December 18, 2025 is cancelled and replaced by the following:
3. The Tenant shall pay to the Landlord \$18,136.00 for arrears of rent up to January 31, 2026 and costs.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

February 15, 2026	\$400.00
March 15, 2026	\$400.00
On the 15 th of each month from April 15, 2026 to December 15, 2027	\$800.00
January 15, 2028	\$536.00

5. The Tenant shall also pay to the Landlord monthly rent of \$2,950.00 in full as it comes due and owing for the period February 1, 2026 to January 1, 2028, or until the arrears are paid in full, whichever date is earliest.
6. 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 29, 2026
Date Issued

Dawn Carr
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.