



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-000006-26-SA

In the matter of: 14 CAMPDEN PL
MARKHAM ON L6C 2J8

Between: Xu Yang Landlord

and

Sidonie Osman Tenant

Xu Yang (the 'Landlord') applied for an order to terminate the tenancy and evict Sidonie Osman (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued on September 24, 2025 with respect to application LTB-L-055336-25.

The Landlord's application was resolved by order LTB-L-000006-26, issued on January 2, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-000006-26.

The motion was scheduled to be heard on January 21, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the Tenant's motion. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Denise Hannivan to assist in finalizing the terms and issuing the requested order.

The Landlord, the Landlord's Representative Han Hao, the Tenant, and the Tenant's Representative Greg Ovoyan were present. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

- 1) The Landlord consents to the Tenant's motion to set aside order LTB-L-000006-26.
- 2) The current rent is \$3,895.00. It is due on the 1st day of each month.
- 3) The rent arrears owing to January 31, 2026 are \$8,728.00.
- 4) The Landlord is still owed the \$186.00 for filing the original L1 application and is entitled to reimbursement of those costs.

- 5) The Tenant will also pay the Landlord \$100.00 on February 16, 2026 and \$100.00 on March 16, 2026.
- 6) The parties agree that the Tenant may pay the rent on or before the 2nd day of each month for the period February 2, 2026 to August 2, 2026.

It is ordered on consent of the parties that:

1. The motion to set aside Order LTB-L-000006-26 issued on January 2, 2026 is granted.
2. Order LTB-L-000006-26 issued on January 2, 2026 is set aside and cannot be enforced.
3. The previous order issued on September 24, 2025 with respect to LTB-L-055336-25 is replaced by this order.
4. The Tenant shall pay \$8,914.00 to the Landlord on or before January 30, 2026. This amount represents rent arrears to January 31, 2026 and costs.
5. If the Tenant fails to make the payment in accordance with paragraph 4 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord 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.
6. This order on consent is in full and final settlement of this application.

January 28, 2026
Date Issued

Denise Hannivan
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.