



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098427-25

In the matter of: 116 REDONDO DR
THORNHILL ON L4J7S6

Between: Chengrong Cai Landlord

And

Janet Noemi Burbano Plaza Tenants
Lorenzo Agosti

Chengrong Cai (the 'Landlord') applied for an order to terminate the tenancy and evict Janet Noemi Burbano Plaza and Lorenzo Agosti (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on January 22, 2026.

The Landlord's legal representative, Yun Tao Li, and the Tenants attended the hearing

At the hearing the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submission.

Agreed Facts:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,500.00. It is due on the 7th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
5. The Tenant has paid \$2,500.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 6, 2026, are \$7,500.00.
7. The Landlord waives the cost of filing the application.

8. The Landlord requests to withdraw their L2 application.

It is ordered on consent that:

1. The Tenants shall pay the Landlord \$7,500.00 for arrears of rent up to February 6, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2,500.00 on or before January 29, 2026.
 - \$500.00 on or before February 15, 2026.
 - \$500.00 on or before March 15, 2026.
 - \$500.00 on or before April 15, 2026.
 - \$500.00 commencing on or before May 7, 2026, and continuing payments of \$500.00 on or before the 7th day of each consecutive month up to and including November 7, 2026.
3. The Tenants shall pay the lawful rent for the rental periods of February, March, and April 2026 on or before the 15th day of the month.
4. Commencing May 7, 2026, the Tenants shall revert to paying the lawful monthly rent on the day it becomes due and owing which shall be the 7th day of each month.
5. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing in accordance with paragraphs 3 and 4 of this order for the periods February 15, 2026 to November 7, 2026, 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 February 6, 2026.
7. The Landlord's L2 application is withdrawn.

January 29, 2026
Date Issued

Melissa Anjema
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.