



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-093301-25

In the matter of: 54 UPTON CRES
MARKHAM ON L3R3T4

Between: Xu Zhao Landlord

And

August Dajnko Tenant

Xu Zhao (the 'Landlord') applied for an order requiring August Dajnko (the 'Tenant') to pay the rent that the Tenant owes.

This application was mediated by videoconference on January 13, 2026.

The Landlord Representative Yun Tao Li and the Tenant August Dajnko attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Tenant vacated the rental unit on November 7, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit.
2. The rent arrears owing to November 7, 2025 are \$5,129.34.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. Interest on the rent deposit, in the amount of \$272.38 is owing to the Tenant for the period from December 2, 2017 to November 7, 2025.
5. If the Tenant pays the sum of \$2,300.00 toward the arrears owing to the Landlord on or before January 27, 2026, the Landlord shall waive the balance of the arrears in the amount of \$2,742.96.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,042.96. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit (\$5,129.34) plus the cost of filing the application (\$186.00) less the interest (\$272.38) on the last month's rent deposit.

If Tenant pays \$2,300.00 on or before January 27, 2026

2. The Landlord shall waive the remaining amount of arrears owing in the amount of \$2,742.96

If Tenant does not pay \$2,300.00 on or before January 27, 2026

3. The Tenant shall pay \$5,042.96 on or before January 30, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before January 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 31, 2026 at 4.00% annually on the balance outstanding.

February 2, 2026
Date Issued

Sarah Harriman
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.