



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106092-25

In the matter of: 14 BEACH RD
STOUFFVILLE ON L4A2G1

Between: Gean Chan Landlords
Joan Chan

And

Krista O'Brien Tenants
Kyle J. O'Brien

Gean Chan and Joan Chan (the 'Landlords') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Krista O'Brien and Kyle J. O'Brien (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on February 2, 2026. Mohsen s. Azimi, Licenced Paralegal, represented the Landlords. Gean Chan attended on behalf of both Landlords. Naseer Ahmed, Licenced Paralegal, represented the Tenants. Kyle J. O'Brien attended on behalf of both Tenants. Allison Kirin, Kyle O'Brien's partner, was present as support.

The parties resolved all the issues in the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that effective March 1, 2026, the lawful monthly rent will be \$1,888.85 and it is due on the 1st of each month.

On consent of the parties, it is ordered that:

1. The Tenants shall pay the Landlords the lawful monthly rent on or before the 1st (first) day of each month starting March 2026 through to and including February 2027.
2. If the Tenants fail to comply with the conditions set out in paragraph 1 of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
3. The Tenants shall pay to the Landlords \$186.00 for the cost of filing the application.

4. If the Tenants do not pay the Landlords the full amount owing on or before April 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 2, 2026 at 4.00% annually on the balance outstanding.

February 9, 2026
Date Issued

Joanne Lolato
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.