



Order under Section 69  
**Residential Tenancies Act, 2006**

**File Number:** LTB-L-096481-25

**In the matter of:** Basement, 36 GRANDVIEW AVE  
THORNHILL, ON, L3T1H2

**Between:** Xue Dong Liu Landlord

**and**

Brad Anson Glaze Tenant

- [1] Xue Dong Liu (the 'Landlord') applied for an order to terminate the tenancy and evict Brad Anson Glaze (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.
- [2] The application was scheduled to be heard by video conference on February 02, 2026. The Landlord was present and represented by licensed paralegal HAN HAO. The Tenant was present and self-represented.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to the following:
  - a. The tenancy is terminated effective March 31, 2026.
  - b. The total amount of arrears owing up to March 31, 2026, including the application filing fee is \$16,860.00
  - c. This Order is a non-voidable order which means the tenancy is terminated and there is no opportunity for the Tenant to pay the amount owing and remain in the residential unit.
- [5] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing 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.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated effective March 31, 2026. The Tenant must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 01, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 01, 2026.
4. If the unit is not vacated on or before March 31, 2026, the Tenant shall pay to the Landlord \$39.45 per day for compensation for use of the unit from April 01, 2026 to the date the Tenant moves out of the unit.
5. The Tenant shall pay to the Landlord \$16,860.00 which represents arrears of rent owing up to March 31, 2026, including the application filing fee. The Tenant shall make the following payments to the Landlord in respect of the monies owing:
  - (a) On or before February 10, 2026, the Tenant shall pay the Landlord \$1200.00 towards the arrears
  - (b) On or before the 15th of each month commencing on March 15, 2026, the Tenant shall pay the Landlord \$400.00 each month towards the arrears until the arrears are paid in full
6. If the Tenant fails to make any of the payments in accordance with paragraph 5 of this Order, and by the dates required, then the balance owing under paragraph 5 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006.

**February 09, 2026**

**Date Issued**

Toronto East-RO  
2275 Midland Avenue, Unit 2  
Toronto ON M1P3E7

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Nick Vescio

Hearing Officer, Landlord and Tenant Board

In accordance with section 81 of the Residential Tenancies Act, 2006, the part of this order relating to the eviction expires on October 01, 2026, if the order has not been filed on or before

this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.