



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

File Number: LTB-L-096745-25

In the matter of: 136 CHARLTON BLVD
NORTH YORK ON M2R2J1

Between: Mu Chin Tong Wong Landlord

And

Mohsen Omidzad Tenant

Mu Chin Tong Wong (the 'Landlord') applied for an order to terminate the tenancy and evict Mohsen Omidzad (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was mediated by videoconference on January 28, 2026.

The Landlord's Legal Representative, Qui Ling Yang, attended on behalf of the Landlord.

The Tenant was self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$4,920.00 and is due on the 25th of each month.
2. The Landlord waives \$2,500.00 in exchange for the Tenant's agreement not to file any applications against the Landlord up to the date of the mediation.
3. The total amount the Tenant owes to the Landlord is \$21,431.00 including arrears of rent (\$23,620.00) up to January 31, 2026 plus NSF charges (\$125.00) plus costs (\$186.00) minus the waived arrears (\$2,500.00).

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$21,431.00 which represents the arrears of rent (\$23,620.00) for the period ending January 31, 2026 plus NSF charges (\$125.00) and costs (\$186.00), minus the waived arrears (\$2,500.00).
2. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - a. The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order:

Date Payment Due	Amount of Payment
February 25, 2026	\$1,786.00
March 25, 2026	\$1,786.00
April 25, 2026	\$1,786.00
May 25, 2026	\$1,786.00
June 25, 2026	\$1,786.00
July 25, 2026	\$1,786.00
August 25, 2026	\$1,786.00
September 25, 2026	\$1,786.00
October 25, 2026	\$1,786.00
November 25, 2026	\$1,786.00
December 25, 2026	\$1,786.00
January 25, 2027	\$1,785.00

- b. The Tenant shall also pay the Landlord the rent for the months of February 2026 up to and including January 2027 in full, on or before the 25th day of each corresponding month or until the arrears are paid in full, whichever date is earliest.
3. If the Tenant fails to make any of the payments in accordance with paragraph 2, and by the dates required, then:
 - a. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - b. The balance owing under paragraph 1 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 Act.

February 11, 2026
Date Issued

Angela McLaughlin
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.