



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

File Number: LTB-L-108068-25

In the matter of: 11, 4753 BUCKLEY AVE
NIAGARA FALLS ON L2E4A5

Between: Dingsheng Property Management for Landlord
Yunn-Show Chen Tyl, Guann-Yeu &
Ching Wen Chen

And

Derek Abell Tenant

Dingsheng Property Management for Yunn-Show Chen Tyl, Guann-Yeu & Ching Wen Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Derek Abell (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 27, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Judith Callender, the Landlord's Agent, Derek Dunham and the Tenant, Derek Abell, participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,394.49. It is due on the 1st day of each month.
3. The rent arrears owing to March 31, 2026, are \$1,695.41.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenant owes the Landlord is \$1,881.41.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,881.41. This amount includes rent arrears owing up to January 31, 2026, and the cost of the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Amount of Payment	Payment Due Date
\$736.75	February 19, 2026
\$736.75	March 19, 2026
\$407.91	April 16, 2026

3. The Tenant shall pay to the Landlord new rent as follows or until the arrears have been paid in full, whichever comes first:
 - a) February 2026 rent in two instalments whereby the Tenant shall pay \$1,065.62 on or before February 5, 2026, and the balance of \$328.87 on or before February 19, 2026;
 - b) March 2026 rent in two instalments whereby the Tenant shall pay \$1,065.62 on or before March 5, 2026, and the balance of \$328.87 on or before March 19, 2026;
 - c) April 2026 rent in two instalments whereby the Tenant shall pay \$1,065.62 on or before April 2, 2026, and the balance of \$328.87 on or before April 16, 2026.
4. If the Tenant fails to make any 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 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 January 31, 2026.

February 12, 2026**Date Issued**

 Rachael Kukoyi

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.