



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

File Number: LTB-L-100085-25

In the matter of: 38 CASELY AVE
RICHMOND HILL ON L4S0K3

Between: Huaishu Luo Landlords
Jing Zhang

And

Reza Lotfi Tenants
Merina Shahedi Seisan

Huaishu Luo and Jing Zhang (the 'Landlords') applied for an order to terminate the tenancy and evict Reza Lotfi and Merina Shahedi Seisan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on February 5, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlords, the Landlords' representative, Yun Tao Li, and the Tenants were present. The Tenants met with Tenant Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The current lawful rent is \$3,650.00. It is due on the first day of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$9,586.00. This amount represents \$9,400.00 for arrears of rent up to February 28, 2026, and \$186.00 for the application filing fee.

2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$4,650.00 on or before February 10, 2026;
 - \$1,000.00 on or before the 1st day of each month for the four (4) month period from March 1, 2026 to June 1, 2026;
 - \$936.00 on or before July 1, 2026.
3. The Tenants shall also pay to the Landlords new rent in full and on time, as and when it comes due on the 1st day of each month, for the period from March 1, 2026 to July 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that become owing after February 28, 2026.

February 11, 2026
Date Issued

Nancy Fahlgren
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.