



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

File Number: LTB-L-083327-25

In the matter of: UNIT 10, 2480 RIVARD AVE
WINDSOR ON N8T2H2

Between: Yong Zhao Landlords
Rui Ding

And

James Burke Tenant

Yong Zhao and Rui Ding (the 'Landlords') applied for an order to terminate the tenancy and evict James Burke (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on February 3, 2026.

The Landlord Yong Zhao and the Tenant James Burke attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,530.00. It is due on the 1st day of each month.
3. The rent arrears owing to February 28, 2026 are \$4,730.00.
4. The Landlords 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 Landlords is \$4,916.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords \$4,916.00 for arrears of rent up to February 28, 2026 and costs.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Amount Due	Payment Due Date	Amount Due	Payment Due Date
1. \$400.00	February 17, 2026	8. \$400.00	May 26, 2028
2. \$400.00	March 3, 2026	9. \$400.00	June 9, 2026
3. \$400.00	March 17, 2026	10. \$400.00	June 23, 2026
4. \$400.00	March 31, 2026	11. \$400.00	July 14, 2026
5. \$400.00	April 14, 2026	12. \$400.00	July 28, 2026
6. \$400.00	April 28, 2026	13. \$116.00	August 11, 2026
7. \$400.00	May 12, 2026		

3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period **March 1, 2026** to **August 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 **February 28, 2026**.

February 12, 2026
Date Issued

 Sarah Harriman
 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.