



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091238-25

In the matter of: Basement Room 1, 54 CHILMAR CRES
THORNHILL ON L4J 6Y5

Between: Yinghong Zhou Landlord

and

Peican Huang Tenant

Yinghong Zhou (the 'Landlord') applied for an order to terminate the tenancy and evict Peican Huang (the 'Tenant') because the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 9, 2026.

The Landlord, the Landlord's legal representative Yi Fu Dang, the Tenant and the Tenant's legal representative Nnonyechi Okenwa attended the hearing. The Landlord was assisted by Cantonese interpreter Guan Cao.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenant understood that the tenancy could be terminated if the Tenant does not comply with the terms agreed.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Up to and including August 11, 2027, the Tenant:
 - (a) Shall not communicate directly with the Landlord in any manner, including in person, by phone, voicemail, written notes, text, email, WeChat, social media, or through any third party, except in an emergency;
 - (b) Shall direct all non-emergency communication to the Landlord's son Thomas Mai by email mairentalkw@gmail.com or phone: 647-704-0237 and Thomas Mai agrees to respond to such communications within 48 hours;
 - (c) Shall not possess, store, display, or bring any gun/weapon (real or imitation) onto the residential complex; and

- (d) Shall not make any statement to the Landlord or any occupant about having a gun/weapon, access to a gun/weapon, or threaten to use a gun/weapon.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, 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. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 12, 2026
Date Issued

Nersi Makki
Member, 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.