



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

File Number: LTB-L-101298-25

In the matter of: MAIN FLOOR, 6 WISHING WELL DR
SCARBOROUGH ON M1T1J1

Between: Yu Qiong Li
Feng Qin
Landlords

And

Antonio-ion Nicolae
Beatrice-Maria Stan
Mariana Dragomir
Akim Nicolae
Karm Nicolae
Tenants

Yu Qiong Li and Feng Qin (the 'Landlords') applied for an order to terminate the tenancy and evict Antonio-ion Nicolae, Beatrice-Maria Stan, Mariana Dragomir, Akim Nicolae and Karm Nicolae (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on February 10, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlords, the Landlords' Representative, Hong Yun Zhang, and the Tenant, Beatrice-Maria Stan, on behalf of all Tenants were present.

As a result of the mediation 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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$11,786.00. This amount represents \$11,600.00 for arrears of rent up to February 28, 2026, and \$186.00 for the application filing fee.
2. Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
March 20, 2026	\$500.00

Date of Payment	Payment Amount
April 20, 2026	\$500.00
May 20, 2026	\$500.00
June 20, 2026	\$500.00
July 20, 2026	\$500.00
August 20, 2026	\$500.00
September 20, 2026	\$500.00
October 20, 2026	\$500.00
November 20, 2026	\$500.00
December 20, 2026	\$500.00
January 20, 2027	\$500.00
February 20, 2027	\$500.00
March 20, 2027	\$500.00
April 20, 2027	\$500.00
May 20, 2027	\$500.00
June 20, 2027	\$500.00
July 20, 2027	\$500.00
August 20, 2027	\$500.00
September 20, 2027	\$500.00
October 20, 2027	\$500.00
November 20, 2027	\$500.00
December 20, 2027	\$500.00
January 20, 2028	\$500.00

Date of Payment	Payment Amount
February 20, 2028	\$286.00

3. The Tenants 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 February 1, 2028, 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 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 Tenants' 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 became owing after February 28, 2026.

February 12, 2026
Date Issued

Maryam Cooper
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.

