



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

File Number: LTB-L-101589-25

In the matter of: 5107, 8 EGLINTON AVE E
TORONTO ON M4P0C1

Between: Zhiyu Liu Landlords
Ari Jordan Arron

And

Azamjon Ergashev Tenant

Zhiyu Liu and Ari Jordan Arron (the 'Landlords') applied for an order to terminate the tenancy and evict Azamjon Ergashev (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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, Kevin Kordahi.

The Landlords and the Tenant 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 Tenant shall pay to the Landlords \$9,786.00 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:
 - a) \$700.00 on or before the 20th day of each month, beginning March 20, 2026, up to and including March 20, 2027.
 - b) \$686.00 on or before April 20, 2027.
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 April 1, 2027, 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 20, 2026

Date Issued

Kevin Kordahi

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.