



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

File Number: LTB-L-101447-25

In the matter of: 2511, 11 BRUNEL CRT
TORONTO ON M5V3Y3

Between: Kewei Yu Landlords
Yue Li

And

Eoghan Healy Tenants
Olga Arevalo Olkhovaia

Kewei Yu and Yue Li (the 'Landlords') applied for an order to terminate the tenancy and evict Eoghan Healy and Olga Arevalo Olkhovaia (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

Only the Landlords' Representative, Emrick Shi, attended the hearing.

As of 2:19 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

Determinations:

1. The Landlords served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,700.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$88.77. This amount is calculated as follows: \$2,700.00 x 12, divided by 365 days.
5. The Tenants have paid \$13,500.00 to the Landlords since the application was filed.
6. The rent arrears owing to February 28, 2026, are \$8,100.00.

7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. However, the Landlords' Representative indicated that the Landlords were waiving the filing fee in light of the agreement reached by the parties.
8. The Landlords collected a rent deposit of \$2,700.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$89.09 is owing to the Tenants for the period from September 24, 2024, to February 9, 2026.

Relief from eviction

10. The Landlords' Representative indicated that the parties had reached an agreement in which the Tenants would pay the ongoing monthly rent on time and \$2,700.00 toward the arrears until paid in full. Although the Tenants were not present, the Landlords were open to honouring the terms of the agreement. The Landlords' Representative provided an email from the Tenants indicating their consent to those terms.
11. I find it fair in the circumstances to honour the terms of the agreement reached by the parties.
12. As such, I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlords \$8,100.00 for arrears of rent up to February 28, 2026.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Payment Date	Payment Amount
February 20, 2026	\$2,700.00
March 20, 2026	\$2,700.00
April 20, 2026	\$2,700.00

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 April 1, 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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 19, 2026

Date Issued

Nicole Pedron

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.