



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

File Number: LTB-L-103789-25

In the matter of: 100 HOWARD AVE
HAMILTON ON L9A2W5

Between: LUKE XU Landlord

And

TINA LUCAS Tenants
SUZANNA LUCAS
ANTHONEY LUCAS

LUKE XU (the 'Landlord') applied for an order to terminate the tenancy and evict TINA LUCAS, SUZANNA LUCAS and ANTHONY LUCAS (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 18, 2026.

The Landlord's Representative, Christopher Williams, and the Tenants resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$11,286.00 for arrears of rent up to February 28, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$1,100.00 by March 1, 2026;
 - ii) \$1,100.00 per month, for 9 consecutive months, by the first day of each month, from April 1, 2026 to December 1, 2026; and
 - iii) \$286.00 by January 1, 2027.

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, for the period March 1, 2026 to January 1, 2027, 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 20, 2026
Date Issued

Janice Campbell
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.