



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-103384-25

In the matter of: 30 Hiram Johnson Rd
Stouffville ON L4A0G7

Between: Di Feng Yang Landlord

And

Cynthia Adassa Mitchell Tenants
Shemar Hines

Di Feng Yang (the 'Landlord') applied for an order requiring Cynthia Adassa Mitchell and Shemar Hines (the 'Tenants') to pay the rent that the Tenants owe.

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

Only the Landlord and the Landlord's Representative, Yun Tao Li, attended the hearing.

As of 9:23 a.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 Landlord's evidence.

Determinations:

1. The Tenants vacated the rental unit on February 14, 2026. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from September 1, 2023, to February 14, 2026.
3. The lawful rent is \$4,000.00. It is due on the 1st day of each month.
4. The Tenants have paid \$2,400.00 to the Landlord after the application was filed.
5. The rent arrears and daily compensation owing to February 14, 2026, is \$33,691.14.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$33,877.14. This amount includes rent arrears owing up to February 14, 2026, and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before March 7, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 8, 2026, at 4.00% annually on the balance outstanding.

February 24, 2026
Date Issued

Samantha Greaves
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.