



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-094321-25

In the matter of: 350 GILPIN DR
NEWMARKET ON L3X3H2

Between: Xiaoge Xu Landlord

And

Ashley Robertson Tenants
Aaron Leacock

Xiaoge Xu (the 'Landlord') applied for an order to terminate the tenancy and evict Ashley Robertson and Aaron Leacock (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenant's rent.

This application was heard by videoconference on February 19, 2026. The Landlord's legal representative Yun Tao Li, the Tenant Ashley Robertson and the Tenant's support Amy Robertson attended the hearing.

The parties consented to the following order.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord the lawful monthly rent as it comes due in full and no later than the first day of each month commencing March 2026 through to February 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 23, 2026
Date Issued

Fabio Quattrociocchi
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.