



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-003445-26

In the matter of: Basement, 624 AVONWICK AVE
MISSISSAUGA ON L5R3N9

Between: Qiaofeng Ye Landlord

And

Eric Chi-Kwong Lau Tenant

Qiaofeng Ye (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Chi-Kwong Lau (the 'Tenant') because:

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

This application was heard by videoconference on February 26, 2026. The Landlord and the Tenant attended the hearing. Jason Wang provided mandarin translation services for the Landlord.

The parties consented to the following order.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful rent for February 2026 on or before February 20, 2026.
3. The Tenant shall also 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.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 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 Tenant. 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 25, 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.