



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-104246-25

In the matter of: 2 Floor Suite, 5670 Lakeshore Rd
Whitchurch-Stouffville ON L4A7X3

Between: 2825213 Ontario Inc. Landlord
Kwon Yau Tsang

And

Michael D Kirby Tenant
Rebecca Leighton

2825213 Ontario Inc. and Kwon Yau Tsang (the 'Landlord') applied for an order to terminate the tenancy and evict Michael D Kirby and Rebecca Leighton (the 'Tenants') because the Tenant did not pay the rent that the Tenants owe.

The application was scheduled to be heard on February 19, 2026, by video conference, at which the parties decided to participate in Board facilitated Online Dispute Resolution Hearing with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord, the Landlord's Legal Representative, Jie Situ, and the Tenant, Rebecca Leighton, who represented Michael D. Kirby, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The application is withdrawn.
2. The application having been withdrawn; the LTB's file is closed.

February 25, 2026
Date Issued

Michelle Forrester
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.