



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106268-25

In the matter of: 140 LAURELHURST CRES
VAUGHAN ON L4H2N1

Between: Mei Liu Landlords
Xiliang Zhang

And

Jason P. Scherbluk Tenant

Mei Liu and Xiliang Zhang (the 'Landlords') applied for an order to terminate the tenancy and evict Jason P. Scherbluk (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 4, 2026.

The parties reached a proposed resolution agreement and/or requested mediation services and informed the Board through the Online Dispute Resolution (ODR) Portal.

This application was mediated by videoconference on February 23, 2026 by a Dispute Resolution Officer with the Landlord and Tenant Board.

The Landlord, Mei Liu, and the Tenant participated in mediation 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 Tenant shall pay to the Landlords \$8,216.00 for arrears of rent up to March 19, 2026 and costs.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$1,500.00 by March 20, 2026;
 - ii) \$1,500.00 per month, for 4 consecutive months, by the 20th day of each month, from April 20, 2026 to July 20, 2026; and

- iii) \$716.00 by August 20, 2026.
3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing, by the 20th day of each month, for the period March 20, 2026 to August 20, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after March 19, 2026.

February 26, 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.