



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-106174-25

In the matter of: 162 Mill Street
Oshawa ON L1J1S7

Between: Qiang Lu Landlord

And

Sarah Sterling Tenant
Darly Alsop
Dylan Alsop
Maggie Alsop

Qiang Lu (the 'Landlord') applied for an order to terminate the tenancy and evict Sarah Sterling, Darly Alsop, Dylan Alsop and Maggie Alsop (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 26, 2026.

The Landlord and the Tenant Sarah Sterling attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,686.00 for arrears of rent up to March 14, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - Beginning March 31, 2026, and on the last date of each month up to (and including) February 28, 2027, the amount of \$473.83.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 2026 to February 2027, 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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 14, 2026.

March 3, 2026
Date Issued

Brett Lockwood
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.