



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

File Number: LTB-L-105480-25

In the matter of: 273 REINER RD
TORONTO ON M3H2M5

Between: Ziyang Jiang Landlord

And

Syed Najiullah Tenant
Itzamna Zarco-Cojon
Justice Cordeiro
Brendan Bermingham

Ziyang Jiang (the 'Landlord') applied for an order to terminate the tenancy and evict Syed Najiullah, Itzamna Zarco-Cojon, Justice Cordeiro and Brendan Bermingham (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

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

The Landlord, Landlord's daughter Claudia Jiang, and the Tenant Syed Najiullah attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$3,715.25. It is due on the 1st day of each month.
4. The Tenant has paid \$7,430.50 to the Landlord since the application was filed.
5. The rent arrears owing to February 28, 2026 are \$4,730.50. This amount was not in dispute.

6. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. Accordingly, the total amount the Tenant owes the Landlord is \$4,956.50.

Relief from eviction

9. The Tenant testified that four friends reside together in the rental unit and support one another. He stated that one of the occupants is dealing with serious personal issues. Mr. Najiullah further testified that he receives \$700.00 per month from Ontario Works and has been selling his personal musical instruments to contribute to the rent. The Tenant expressed confidence that they can pay the monthly rent going forward, in addition to \$300.00 per month toward the arrears. The Landlord sought a standard order.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act. I find this to be appropriate given the quantum of arrears, the Tenant's circumstances, and the Tenant's commitment to paying the rent (as was evidenced by their payment of the rent in full since the application was filed).

It is ordered that:

1. The Tenant shall pay to the Landlord \$4,956.50 for arrears of rent up to February 28, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. Beginning March 20, 2026, and on the 20th of every month up to (and including) June 20, 2027 the amount of \$300.00; and
 2. On or before July 20, 2027 the amount of \$156.50.
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 April 2026 to June 2027, or until the arrears are paid in full, whichever date is earliest. Rent for March 2026 shall be paid on or before March 20, 2026.
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 February 28, 2026.

March 6, 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.