



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-106194-25

In the matter of: 6 Perigo Crt
Richmond Hill ON L4E1A2

Between: Laien Tong Landlord

And

Kevin Kitchen Tenant

Laien Tong (the 'Landlord') applied for an order to terminate the tenancy and evict Kevin Kitchen (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 3, 2026.

The Landlords representative Ms. Qi and the Tenant 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 **\$19,800.00** for arrears of rent up to **March 31, 2026**.
2. **The Landlord waives the \$186.00 filing fee.**
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) The Tenant will pay \$19,800.00 representing arrears on or before March 31, 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 paragraphs 1, and 3, 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 31, 2026**.
5. On or before, March 31, 2026, the Tenant will also pay to the Landlord \$1,708.36 for outstanding water utility bills up to March 31, 2026.

March 4, 2026

Date Issued

Suzy Franklyn

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.