



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-100169-25

In the matter of: 146 ART WEST AVE
NEWMARKET ON L3X0C1

Between: Long Jin Huang Landlords
Gui Hua Chen

And

Letitia Sadler-Leatham Tenants
Marie Chemeka Sadler

Long Jin Huang and Gui Hua Chen (the 'Landlords') applied for an order to terminate the tenancy and evict Letitia Sadler-Leatham and Marie Chemeka Sadler (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

Long Jin Huang and Gui Hua Chen (the 'Landlords') also applied for an order requiring Letitia Sadler-Leatham and Marie Chemeka Sadler (the 'Tenants') to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement. The Tenant met with Duty Counsel prior to the hearing.

The application was heard by videoconference on March 3, 2026. The Landlords' legal representative, Yun Tao Li and the Tenant, Marie Chemeka Sadler attended the hearing. The Tenant, Marie Chemeka Sadler provided evidence that she was authorized by the second Tenant, Letitia Sadler-Leatham to represent her in this matter.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

On consent it is ordered that:

1. The tenancy between the Landlords and the Tenants continue if the Tenants meet the conditions set out below.
2. The Tenants shall pay the Landlords \$4,559.71 for outstanding utility (water) arrears owing to February 13, 2026.
3. The Tenants shall pay the Landlords the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 20, 2026	\$175.00
June 20, 2026	\$175.00
July 20, 2026	\$4,209.71

4. If the Tenants fail to comply with the conditions set out in this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

March 6, 2026
Date Issued

 Floredana Ungureanu
 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.