



Order under Section Residential Tenancies Act, 2006

File Number: LTB-L-100875-25

In the matter of: 26 HOWARD MARSHALL ST
AYR ON N0B1E0

Between: Ruosi Li Landlords
Min Qiang He

And

Paul Dodds Tenants
Rhonda Reaume

RUOSI LI and MIN QIANG HE (the Landlords) applied for an order to terminate the tenancy and evict PAUL DOBBS and RHONDA REAUME (the Tenants) because the Tenants substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

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

This application was mediated by videoconference on March 2, 2026. Landlord, Ruosi Li, attended on behalf of both Landlords. Tenant, Rhonda Reaume, attended on behalf of herself and her spouse, Paul Dodds. The Landlord accepted her verbal authorization to represent both Tenants. After discussing the options, the parties agreed on a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

The Landlords served the Tenants with a Form N5: Notice of Termination (Form N5) because of outstanding water bills.

The parties agree, for the period ending March 2, 2026, the Tenants owe the Landlord \$3,021.11 for outstanding water bills plus the Landlord's filing costs of \$186.00, totalling \$3,207.11.

Pursuant to section 78 of the Act, the Tenants agree to a payment plan.

On consent, it is ordered that:

1. The Tenants shall pay the Landlord \$3,207.11 comprised of outstanding water bills (\$3,207.11) to March 2, 2026 and filing costs (\$186.00).

2. The Tenants shall pay the Landlord \$3,207.11, as follows:

- . \$200.00 minimum on or before the 14th of each month from
March 14, 2026 to May 14, 2027 (15 months) and
- . \$207.11 on or before June 14, 2026.

1. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord 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 18, 2026
Date Issued

Shawn Hayman
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.