



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096645-25-AM

In the matter of: 25 LORD'S DR
HASTINGS ON K0L1Y0

Between: Junmei Li Landlord

And

Jeffrey Robert Dalziel Tenants
Mary Ann B Dalziel

Junmei Li (the 'Landlord') applied for an order to terminate the tenancy and evict Jeffrey Robert Dalziel and Mary Ann B Dalziel (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 Tenants have been persistently late in paying the Tenants' rent.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's 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 Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlord's legal representative submitted a Request to Amend an Order on March 4, 2026, to correct a clerical error. This order amends the original order issued on February 25, 2026, by changing the total amount owed in the "Agreed facts" section. Everything else remains unchanged. The amended portion is bolded for ease of reference.

The application was scheduled to be heard by videoconference on February 19, 2026. The Landlord's representative Yun Tao Li and the Tenant Jeffrey Dalziel participated in mediation. The Tenant also consulted with Tenant Duty Counsel prior to the mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed facts:

1. The Tenants owe the Landlord a total of **\$1,885.45**, which represents the following:
 - a) Outstanding water utility bills: \$483.46
 - b) Outstanding hot water tank rental utility bills: \$1,215.99

- c) Application filing fee: \$186.00
- 2. Starting February 19, 2026, the Landlord shall send the Tenants copies of new utility bills (water and water tank rental) by email.
- 3. The lawful rent is due on the 15th day of each month.

On consent of the parties, it is ordered that:

- 1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
- 2. The Tenants shall pay the Landlord as follows:
 - a) \$1,215.99 on or before February 25, 2026 (hot water tank rental)
 - b) \$483.46 on or before March 25, 2026 (water bill)
- 3. For a period of 12 consecutive months, starting February 19, 2026, the Tenants shall pay the Landlord new water and hot water tank rental utility bills within 30days of receipt from the Landlord.
- 4. The Tenants shall pay the lawful monthly rent due March 15, 2026, on or before March 31, 2026.
- 5. For a period of 11 consecutive months, starting April 15, 2026, the Tenants shall pay the lawful monthly rent that becomes due no later than the 15th day of the month for which the rent is due.
- 6. If the Tenants fails to comply with any of the conditions set out in paragraph 2, 3, 4, and 5 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.
- 7. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
- 8. If the Tenants do not pay the Landlord the full amount owing as listed in paragraph 7 on or before April 25, 2026, the Tenants will start to owe interest. This will be simple interest calculated from the date the amount was due, at 4.00% annually on the balance outstanding.

March 11, 2026
Date Issued

Isabelle Bouvier
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.