



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

File Number: LTB-L-009922-26

In the matter of: BASEMENT UNIT, 74 BALSDON
HOLLOW
EAST GWILLIMBURY ON L9N0Y1

Between: Bing Qian Landlord

And

Nelson Jacob Lambert-Gaudet Tenant

Bing Qian (the 'Landlord') applied for an order to terminate the tenancy and evict Nelson Jacob Lambert-Gaudet (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application)

The parties requested mediation through the Board via the Online Dispute Resolution tool of the Tribunals Ontario Portal. The application was mediated by videoconference on March 6, 2026.

The Landlord Bing Qian and the Tenant Nelson Jacob Lambert-Gaudet participated in mediation. During mediation the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I am satisfied that the parties understood the consequences of their consent.

It is ordered on Consent that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$1,388.00 for arrears of rent up to March 31, 2026 and the cost of the filing fee of this application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following payment plan;

- a. \$1,388.00 on or before March 31, 2026.
3. If the Tenant fails to make any of the payments in paragraph 2 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, 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.

L2 Application – Persistent Late Payment of Rent

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Starting on April 1, 2026, up to and including July 1, 2026, the Tenant shall pay the lawful monthly rent to the Landlord in full and on time, on or before the first day of each month.
3. If the Tenant fails to meet the terms, as per paragraph 2 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenants' failure to meet a term.

March 9, 2026
Date Issued

Monique Browne
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.