



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

File Number: LTB-L-100707-25

In the matter of: 178 CARRIER CRES
MAPLE ON L6A0T5

Between: YING LIU Landlord
DI XU

And

ASSEL MAKHMUTOVA Tenants
ALAN GORTCHAKOV-MAKHMUTOV

YING LIU and DI XU (the 'Landlord') applied for an order to terminate the tenancy and evict ASSEL MAKHMUTOVA and ALAN GORTCHAKOV-MAKHMUTOV (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on February 9, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Rong Wei Yu, the Landlord, the Tenants' Legal Representative, Tigran Sandukhchyan and the Tenants were present.

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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$8,918.00 for arrears of rent up to February 14, 2026, and costs.
2. The lawful monthly rent is due on the 15th day of each month.
3. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$500.00	On or before the 1 st day of each month for 10 months from March 2026 to December 2026
\$1959.00	On or before January 1, 2027
\$1959.00	On or before February 1, 2027

4. The Tenants shall also pay the lawful monthly rent in full and on the 15th day of each month for the period February 2026 to January 2027, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after February 14, 2026.

March 12, 2026
Date Issued

 Roxanne Theriault
 Hearings Officer, Landlord and Tenants 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.