



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-001022-26

In the matter of: 10 BALDOON RD
SCARBOROUGH ON M1B1V7

Between: Suet Lu Landlord
Jimmy Chi Wah Kwan

And

Alicia Tamika Rasheda Smith Tenant

Suet Lu and Jimmy Chi Wah Kwan (the 'Landlord') applied for an order to terminate the tenancy and evict Alicia Tamika Rasheda Smith (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 11, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Yan Li, the Landlord Suet Lu, and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. The arrears of rent owing up to March 31, 2026, are \$11,000.00.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$11,186.00 for arrears of rent up to March 31, 2026, and costs.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$6,686.00 on or before March 30, 2026;
 - \$500.00 on or before the 1st day of each month for a period of 4-months, commencing April 01, 2026, up to and including July 01, 2026; and,
 - A final payment of \$2,500.00 on or before August 01, 2026, to satisfy the arrears.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 01, 2026, to August 01, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act 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.

March 16, 2026
Date Issued

Adam Rogers
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.