



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

File Number: LTB-L-097403-25

In the matter of: A, 1234 VANCOUVER AVE
OTTAWA ON K1V6V3

Between: Xiaoli Hu Landlord
Kaihan Sun

And

Jean-Claude Mwema Tenants
Josue Mwewa
Andrea Mwewa
Niny Kamwanya Busha

Xiaoli Hu and Kaihan Sun (the 'Landlord') applied for an order to terminate the tenancy and evict Jean-Claude Mwema, Josue Mwewa, Andrea Mwewa and Niny Kamwanya Busha (the 'Tenants') because the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on February 27, 2026.

The Landlord's Legal Representative Grace George and the Tenant Jean-Claude Mwema attended the hearing

Determinations:

1. At the outset of the hearing the parties requested an order on consent. I was satisfied that the Tenant understood the conditions and was agreeable to the order on consent.

On consent, it is ordered that:

1. The Tenants shall pay the Landlord the monthly rent due on or before the first day of the month for the period April 1, 2026, until March 1, 2027.
2. If the Tenants fail to make any of the payments in paragraph 1 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenant.

March 17, 2026
Date Issued

Robert Patchett
Vice Chair, 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.