



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

File Number: LTB-L-001332-26

In the matter of: 3102, 55 Charles St. W.
Toronto, ON M5S 2W9

Between: 1212763 Ontario Limited Landlord

And

Loan Phi Phan Tenant

1212763 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Loan Phi Phan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 12, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Agent, Selina Wong, and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$23,825.16 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:
 1. \$15,945.36 on or before March 31, 2026.
 2. \$3,939.90 on or before April 30, 2026.
 3. \$3,939.90 on or before May 27, 2026.
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 from April 2026 to May 2026, or until the arrears are paid in full, whichever date is earliest. The Tenant shall pay new rent owing in accordance with the following schedule:
 1. April 2026 lawful rent to be paid on or before April 15, 2026.
 2. May 2026 lawful rent to be paid on or before May 20, 2026.

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 23, 2026
Date Issued

Michelle Forrester
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.