



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

File Number: LTB-L-001437-26

In the matter of: UNIT 4611, 125 BLUE JAYS WAY
TORONTO ON M5V0N5

Between: Saifang Bian Landlord

And

Yadder Madrigal Tenant

Saifang Bian (the 'Landlord') applied for an order to terminate the tenancy and evict Yadder Madrigal (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

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

The Landlord's representative, Julie Jing Zhu, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is agreed that:

The Tenant agreed to pay the lawful rent on time and in full of April 1, 2026 to March 1, 2027.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,926.00 for arrears of rent up to March 31, 2026, NSF charges, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - On or before March 31, 2026, \$500.00
 - On or before April 15, 2026, \$500.00
 - On or before April 30, 2026, \$926.00

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 1, 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 19, 2026
Date Issued

Maryam Cooper
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.