



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

**File Number:** LTB-L-001910-26

**In the matter of:** 3177 DONNELLY ST  
WINDSOR ON N9C1M3

**Between:** qing wen xu Landlord

**And**

David Thedorff Tenant

qing wen xu (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict David Thedorff (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 17, 2026. The Landlord and the Tenant attended the hearing and were self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$776.00. This amount represents \$590.00 for arrears of rent up to March 31, 2026, and the \$186.00 application filing fee (costs).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| Date of Payment | Payment Amount |
|-----------------|----------------|
| April 1, 2026   | \$100.00       |
| May 1, 2026     | \$100.00       |
| June 1, 2026    | \$100.00       |
| July 1, 2026    | \$100.00       |

|                   |          |
|-------------------|----------|
| August 1, 2026    | \$100.00 |
| September 1, 2026 | \$100.00 |
| October 1, 2026   | \$100.00 |
| November 1, 2026  | \$76.00  |

3. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1<sup>st</sup> day of each month starting April 2026 through to and including November 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any 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 20, 2026**  
**Date Issued**

\_\_\_\_\_  
 Joanne Lolato

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.