



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002917-26

In the matter of: UNIT 5601, 55 COOPER STREET
TORONTO ON M5E0G1

Between: Gloria Choi Yan Leung Landlord

And

Krystal Amelia-Dawn Fryer Tenant

Gloria Choi Yan Leung (the 'Landlord') applied for an order to terminate the tenancy and evict Krystal Amelia-Dawn Fryer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Before the start of the hearing the Landlord and the Landlord's Legal Representative, Jie Situ, Stephen Au-Yeung, and the Tenant engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Michelle Forrester provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

1. The Tenant agrees to pay the rent through email money transfer to Stephenau-Yeung.
2. The parties agree that the Landlord is holding a last month's rent deposit for the Tenant in the amount of \$3,500.00 that was collected on September 22, 2026.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$17,806.00** for arrears of rent up to **March 31, 2026** and costs and NSF charges.
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 20, 2026	\$3,000.00
May 20, 2026	\$3,000.00
June 20, 2026	\$3,000.00
July 20, 2026	\$3,000.00
August 20, 2026	\$3,000.00
September 20, 2026	\$2,806.00

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 to September 30, 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 26, 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.

