



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-L-096415-25-RV

In the matter of: 43 MILLMAN LANE
RICHMOND HILL ON L4S0P8

Between: Zhe Xu Landlord

And

Neda Taghavi Behrouz Tenant

Review Order

Zhe Xu (the 'Landlord') applied for an order to terminate the tenancy and evict Neda Taghavi Behrouz (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-096415-25 issued on February 4, 2026.

On February 18, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. The Tenant alleged that they were not reasonably able to participate in the proceeding.

On February 19, 2026, interim order LTB-L-096415-25-RV-IN was issued, staying the order issued on February 4, 2026.

This request was heard by videoconference on March 26, 2026. The Landlord's Legal Representative, Y. Li, and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-096415-25 issued on February 4, 2026, is granted. The order cannot be enforced by the Landlord.
2. The interim order issued on February 19, 2026, is cancelled and replaced by this order.
3. The Tenant shall pay to the Landlord \$15,936.00, which represents the arrears of rent (\$15,750.00) and costs (\$186.00) outstanding for the period ending April 14, 2026.
4. The Landlord's application for eviction of the Tenant is denied on the condition that:

- (a) The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 3 of this order:

Date Payment Due	Amount of Payment
For the period commencing April 2026 and continuing to June 2027	\$1,000.00 on the 30 th day of each consecutive month (costs and arrears)
On or before July 30, 2027	\$936.00 (balance of arrears)

- (b) The Tenant shall also pay the Landlord the rent for the months of April 2026 up to and including July 2027 in full, on or before the 15th day of each corresponding month.

5. If the Tenant fails to make any of the payments in accordance with paragraph 4, and by the dates required, then:

- (a) The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 3 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 4 of this order.
- (b) The balance owing under paragraph 3 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

April 1, 2026
Date Issued

Jitewa Edu
Member, 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.