



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002169-26

In the matter of: 706 HEDGEROW PL
LONDON ON N5X4L6

Between: Hao Su Landlord

And

Nicole Lazure Tenant

Hao Su (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Lazure (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on March 24, 2026. The Landlord's legal representative Yan Li, the Landlord, and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, 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 terms and consequences of their consent.

Agreed Facts:

1. The parties mutually requested to amend the application to remove Scott Kendall as a party.
2. The parties agree that there are rent arrears owing in the amount of \$1,500.00 to March 31, 2026.
3. The parties agree that although the monthly rent is due on the 1st day of each month, the monthly rent may be paid in two installments commencing April 1, 2026. The monthly rent will be payable as follows:
 - A payment of \$1,000.00 on the 1st day of each month; and
 - A payment of \$2,000.00 on the 20th day of each month.
4. The parties agree that the Tenant has paid the application filing fee.
5. The Landlord agrees to allow the Tenant to vacate the unit without penalty, provided 60 days notice is given to the Landlord.

It is ordered on consent that:

1. This Application shall be amended to remove Scott Kendall as a Tenant.
2. The Tenant shall pay to the Landlord \$1,500.00 which represents arrears of rent for the period ending March 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before April 2, 2026	\$200.00
On or before April 20, 2026	\$300.00
On or before May 20, 2026	\$500.00
On or before June 20, 2026	\$500.00

4. The Tenant shall also pay to the Landlord new rent as it comes due and owing for the period April 1, 2026 to June 20, 2026, or until the arrears are paid in full, whichever date is earliest. Payment of the rent shall be in accordance with the terms set out above being, one third of the lawful rent on 1st day of each month and the remaining two thirds of the lawful rent on the 20th day of each month.
5. 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 2 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.

April 1, 2026
Date Issued

 Sandra Sabourin
 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.