



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

File Number: LTB-L-072410-25

In the matter of: Basement, 708 DANFORTH RD
SCARBOROUGH ON M1K1G5

Between: Minghui Wang Landlords
Xianli Sun

And

Jeremiah Boris Welch Tenant

Minghui Wang and Xianli Sun (the 'Landlords') applied for an order to terminate the tenancy and evict Jeremiah Boris Welch (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 24, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlords 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.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlords **\$6,989.00** for arrears of rent up to **March 31, 2026**, and costs.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before the 1st of each month for the period, April 1, 2026, through to April 1, 2027.
 - \$489.00 on or before May 1, 2027
3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period April 1, 2026, to May 1, 2027, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 10, 2026
Date Issued

Kevin Kordahi
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.