



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005209-26

In the matter of: 50 DARLING CRES
GUELPH ON N1L1P8

Between: Hua Zhang Landlords
Xuan LI

And

Adam Morrisette Tenant

Hua Zhang and Xuan LI (the 'Landlords') applied for an order to terminate the tenancy and evict Adam Morrisette (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on April 2, 2026. The Landlord's representative, Natalia Tan, the Landlord's agent, Frank Qiu, and the Tenant attended the mediation.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The parties agree that the monthly lawful rent will be reduced for the period of April 1, 2026 to December 1, 2026 inclusive from \$3,200.00 to \$3,000.00.
2. As of January 1, 2027, the monthly lawful rent will return to the amount of \$3,200.00
3. The total outstanding arrears to April 30, 2026 are \$22,100.00.
4. The Landlords agree to waive the application filing fee of \$186.00.
5. The Landlords and Tenant agree that the sum of \$8,000.00 shall be satisfied by the Tenant performing necessary repairs to the rental unit, as identified during an internal inspection directed by the Landlords on March 18th, 2026. These repairs include, but are not limited to, leaks in the ceiling, deck, kitchen, and bathroom. The specific monetary valuation of these repairs and the corresponding rent credit amount shall be negotiated and agreed upon directly between the Landlords and Tenant. Upon completion of these repairs to the Landlords' satisfaction and in accordance with the separately agreed-upon value, the debt shall be considered paid in full.

It is ordered on consent that:

1. The Tenant shall pay to the Landlords **\$14,100.00** which represents a portion of the arrears of rent for the period ending April 30, 2026.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 6, 2027	\$ 2,100.00
July 1, 2026	\$ 2,000.00
August 1, 2026	\$ 2,000.00
September 1, 2026	\$ 2,000.00
October 1, 2026	\$ 2,000.00
November 1, 2026	\$ 2,000.00
December 1, 2026	\$ 2,000.00

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 **May 1, 2026** to **December 1, 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 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 **April 30, 2026**.

April 10, 2026
Date Issued

 Ryan Gacnik
 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.