



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

File Number: LTB-L-007510-26

In the matter of: 308, 8 REAN DRIVE
TORONTO ON M2K3B9

Between: Michelle Shu-Fan Lin Landlord

And

Jingping Zhang Tenants
Wei Jiang

Michelle Shu-Fan Lin (the 'Landlord') applied for an order to terminate the tenancy and evict Jingping Zhang and Wei Jiang (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 1, 2026.

The Landlord, the Landlord's Representative, Kok Chew Chang, the Landlord's Agent, Cherry Bian, the Tenants, and the Tenants' Supporter, Yunfei Jiang, participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The lawful rent is due on the 22nd day of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$14,331.00 for arrears of rent up to April 21, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$1,433.10 by May 22, 2026;

- ii) \$1,433.10 per month, for 8 consecutive months, by the 22nd day of each month, from June 22, 2026 to January 22, 2027; and
 - iii) \$1,433.10 by February 22, 2027.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the 22nd day of each month, for the period April 22, 2026 to February 22, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 21, 2026.

April 10, 2026
Date Issued

Janice Campbell
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.