



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

File Number: LTB-L-009905-26

In the matter of: BASEMENT, 278 MCROBERTS AVE
YORK ON M6E4P7

Between: YANG LI
RONG LI Landlords

And

SILVIA LAURA MACIAS LARA
JAVIER EDUARDO DE LA ROSA
RODRIGUEZ Tenants

YANG LI and RONG LI (the 'Landlords') applied for an order to terminate the tenancy and evict SILVIA LAURA MACIAS LARA and JAVIER EDUARDO DE LA ROSA RODRIGUEZ (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on April 8, 2026. The Landlords and the Tenants 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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$3,179.00 which represents arrears of rent (\$2,993.00) plus the application filing fee (\$186.00) for the period ending April 30, 2026.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
On or before April 11, 2026	\$882.00
On or before April 25, 2026	\$765.00
On or before May 9, 2026	\$765.00
On or before June 9, 2026	\$767.00

3. The Tenants 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 June 1, 2026, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 30, 2026.

April 15, 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.