



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

File Number: LTB-L-008411-26

In the matter of: BASEMENT SUITE, 107 GLENRIDGE
CRES
LONDON ON N6G4X9

Between: JIANMING ZHANG Landlords
XIN ZHANG

And

MAYA AMRITA SINGH Tenant

JIANMING ZHANG and XIN ZHANG (the 'Landlords') applied for an order to terminate the tenancy and evict MAYA AMRITA SINGH (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on April 2, 2026. Before the start of the hearing, the Landlords' Representative, Timothy Mobberley, the Tenant and the Tenant's representative, Amreek Gill, advised that the parties had reached an agreement

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed fact:

- The current lawful rent is \$1,600.00. It is due on the 1st day of each month.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$6,786.00**, which represents the arrears of rent (\$6,600.00) and costs (\$186.00) outstanding 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 15, 2026	\$500.00
April 30, 2026	\$500.00
May 15, 2026	\$500.00
May 31, 2026	\$500.00
June 15, 2026	\$500.00
June 30, 2026	\$500.00
July 15, 2026	\$500.00
July 31, 2026	\$500.00
August 15, 2026	\$500.00
August 31, 2026	\$500.00
September 15, 2026	\$500.00
September 30, 2026	\$500.00
October 15, 2026	\$500.00
October 31, 2026	\$286.00

3. The Tenant shall also pay the Landlords the rent in full, on or before the first day of each corresponding month for the months of May 2026 to October 2026, or until there are no arrears owing, whichever comes first.
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 20, 2026
Date Issued

 Sarah Visnovec
 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.