



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-027198-26

In the matter of: UNIT 1105, 5 DEFRIES ST
TORONTO ON M5A 0W7

Between: Jinwei Wang
Yu Feng (also known as Donna) Gao Landlord

And

Kari Alexander Vierimaa Tenant

Jinwei Wang and Yu Feng (also known as Donna) Gao (the 'Landlord') applied for an order to terminate the tenancy and evict Kari Alexander Vierimaa (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties engaged in settlement discussions during the online negotiation stage of the application. As a result, the parties arrived at terms of settlement and both parties acknowledged their agreement via email and requested an Order on Consent. The Tenant and the Legal Representative for the Landlord, Jessie Situ, participated.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. The lawful monthly rent is \$2,850. The rent is due on the 15th day of each month;
- b. The Landlord is holding a rent deposit of \$2,850 that the Tenant paid on March 14, 2024.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$8 736.00, representing the rent arrears up to and including April 14, 2026 and the \$186.00 application filing fee.
2. The Tenant shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:
 - a. Commencing April 15, 2026, the Tenant shall pay the monthly rent on or before the fifteenth (15th) day of each and every month until the amount owing is paid in full.
 - b. \$3 000.00 on or before April 30, 2026;
 - c. \$3 000.00 on or before May 30, 2026;

- d. \$2 736.00 on or before June 30, 2026;
3. 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 Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board 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 14, 2026.

April 16, 2026
Date Issued

Susan Parsons
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.