



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

File Number: LTB-L-002991-26

In the matter of: 1504, 65 EAST LIBERTY ST
TORONTO ON M6K3R2

Between: XUE BAI Landlord

And

Robert Williams Tenant

XUE BAI (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Williams (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled to be heard by videoconference on April 16, 2026.

The Landlord's Legal Representative Yun Tao Li, the Landlord, and the Tenant attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agreed:

- i. The Tenant agreed to pay the Landlord rent arrears to April 30, 2026 (\$11,220.00) as follows.
- ii. The Tenant agreed to pay to the Landlord 11 payments of \$1,000.00 on or before the 15th day of every month starting May 15, 2026, to March 15, 2027, inclusive. The Tenant agreed to pay to the Landlord the final payment of \$220.00 on or before April 15, 2027.
- iii. The parties agreed that if the Tenant does not pay as outlined above the Landlord may take action on the arrears.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. Rent is due in full on the 1st day of the month. For 12-months, the Tenant shall pay to the Landlord the monthly rent in full on the first starting May 1, 2026, to April 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

April 20, 2026
Date Issued

Melinda Jamieson
Hearing 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.