



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

File Number: LTB-L-012093-26

In the matter of: 416, 91 VALLEY STREAM DR
NEPEAN ON K2H9G8

Between: Homestead Land Holdings Limited Landlord

And

Zhiyu Ma Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Zhiyu Ma (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 16, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's representative, Lana Mai, and the Tenant were present. The Tenant spoke with Duty Counsel prior to the hearing.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord **\$6,768.50**, which represents the arrears of rent (\$6,582.50) and costs (\$186.00) outstanding for the period ending April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 16, 2026	\$3,000.00
May 15, 2026	\$628.08
June 15, 2026	\$628.08
July 15, 2026	\$628.08
August 15, 2026	\$628.08

September 15, 2026	\$628.08
October 15, 2026	\$628.10

3. The Tenant shall also pay the Landlord 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 Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 21, 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.