



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-022235-26 & LTB-T-092096-25

In the matter of: 60 BERWICK AVE
TORONTO ON M5P0A3

Between: Stephen Ding Sing Li Landlord

And

Cris Best Tenant

Stephen Ding Sing Li (the 'Landlord') applied for an order to terminate the tenancy and evict Cris Best (the 'Tenant') because:

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

The Tenant applied for an order determining that the Landlord:

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant

These applications were heard by videoconference on April 20, 2026.

Zohaib Ahmed appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The tenancy shall terminate effective June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.
4. The rent is due on the 16th day of each month.
5. The Tenant shall pay the monthly rent for April 2026 on or before April 21, 2026.
6. The Tenant shall pay the monthly rent for May 2026 on or before May 16, 2026.

7. The Tenant shall pay rent for the period June 16, 2026 to June 30, 2026 (\$1,023.05) on or before June 16, 2026.
8. If the Tenant fails to comply with the conditions set out in paragraphs 5, 6 or 7 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 22, 2026
Date Issued

Andrew Rowell
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located