



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

File Number: LTB-L-010338-26

In the matter of: 25 GRAND PL
BARRIE ON L4N4Y3

Between: ZHUODAN ZHANG Landlord

And

PAULINE ORNSBY Tenant
DEREK ORNSBY

ZHUODAN ZHANG (the 'Landlord') applied for an order to terminate the tenancy and evict PAULINE ORNSBY and DEREK ORNSBY (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 13, 2026. The Landlord's legal representative, Jie Situ, the Landlord, the Landlord's support, Xun Li and the Tenant, Pauline Ornsby attended the hearing. Pauline Ornsby had authorization to consent on behalf of all parties.

Prior to mediation, the parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$2,077.00. It is due on the 1st day of each month.
2. The arrears of rent owing to April 30, 2026, inclusive of the application filing fee of \$186.00 are \$11,373.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$11,373.00, which represents the arrears of rent owing to April 30, 2026 and the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. A payment of \$4,000.00 on or before April 25, 2026;
 - b. A payment of \$4,000.00 on or before May 25, 2026; and
 - c. A final payment of \$3,373.00 on or before June 25, 2026.

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month for the period starting May 1, 2026 and continuing each month until June 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance owed to the Landlord by the Tenant 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 Residential Tenancies Act, 2006* (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 30, 2026

Date Issued

Britney Sooknanan

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.