



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

File Number: LTB-L-014430-26

In the matter of: 1930 GLENDALE DR
PICKERING ON L1V1V7

Between: BaoZhong Zheng Landlord
DaSuo Li

And

Ashleigh Patricia Macgillivray Tenant
Paul Michael Macgillivray

BaoZhong Zheng and DaSuo Li (the 'Landlord') applied for an order to terminate the tenancy and evict Ashleigh Patricia Macgillivray and Paul Michael Macgillivray (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 27, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Jian Hong Huan and the Tenants were present. Prior to mediation, the Tenants did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. The arrears of rent owing up to April 27, 2026, are \$24,500.00
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.
3. The Lawful rent for this unit is due on the 28th day of the month.
4. The lawful rent payments which become due and payable on April 28, 2026, May 28, 2026, and June 28, 2026, will become due and payable in full at the end of the payment plan.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$24,686.00 for arrears of rent up to April 27, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before June 30, 2026.
3. The new lawful rent charges for the periods commencing April 28, 2026, May 28, 2026, and June 28, 2026, shall become due and payable on June 30, 2026.
4. The Tenant shall pay to the Landlord new rent on time and in full in accordance with paragraph 3 of this order.
5. 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 27, 2026.

May 1, 2026
Date Issued

Adam Rogers
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.