



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020089-26

In the matter of: 3709, 101 CHARLES ST E
TORONTO ON M4Y0A9

Between: QINGHUA ZHONG Landlord

And

EVAN ELTON REID Tenant

QINGHUA ZHONG (the 'Landlord') applied for an order to terminate the tenancy and evict EVAN ELTON REID (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on April 21, 2026. The following parties participated in the mediation: The Landlord's representative, Hong Yun Zhang, the Landlord, Qinghua Zhong and the Tenant, Ecan Elton Reid.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$6,486.00** for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2,162.00 on or before the 15th day of each month for the period May 15, 2026 to July 15, 2026.
3. If the Tenant fails to make any one of the payments in accordance with paragraph 2 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.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 1, 2026, to April 1, 2027.

5. If the Tenants fail to comply with the conditions set out in paragraph 4 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 Tenants. 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 Tenants.

May 1, 2026
Date Issued

Kevin Kordahi
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.