



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

File Number: LTB-L-012154-26

In the matter of: 17, 223 HEIMAN ST
KITCHENER ON N2M3M2

Between: Vincent Xinb Lu Landlord

And

Chantal Larose Tenant

Vincent Xinb Lu (the 'Landlord') applied for an order to terminate the tenancy and evict Chantal Larose (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 28, 2026.

The Landlord and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$7,808.50 for arrears of rent and the filing fee up to April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$500.00 on or before May 1, 2026
 - \$2,000.00 on or before May 4, 2026
 - \$500.00 on or before June 1, 2026
 - \$500.00 on or before July 1, 2026
 - \$500.00 on or before August 1, 2026

- \$500.00 on or before September 1, 2026
 - \$500.00 on or before October 1, 2026
 - \$500.00 on or before November 1, 2026
 - \$500.00 on or before December 1, 2026
 - \$500.00 on or before January 1, 2027
 - \$500.00 on or before February 1, 2027
 - \$500.00 on or before March 1, 2027
 - \$308.50 on or before April 1, 2027
3. 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, 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 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 Tenants 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.

May 5, 2026
Date Issued

Trish Carson
Member, 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.