



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016020-26

In the matter of: 699 MEE PL
NEWMARKET ON L3X0G6

Between: Cong Zhang Landlord

And

Andrew King Tenant
Julie Marcy King

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 a Tenant at the top of the order.

Cong Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew King and Julie Marcy King (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 30, 2026.

The Landlord, the Landlord's legal representative Hong Yun Zhang, the Tenants' legal representative Benjamin Hognestad and the Tenants attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$21,586.00 for arrears of rent up to May 11, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$3,500.00 on or before May 12, 2026;
 - \$3,500.00 on or before June 12, 2026;
 - \$3,500.00 on or before July 12, 2026;
 - \$3,500.00 on or before August 12, 2026;
 - \$3,500.00 on or before September 12, 2026;

- \$3,500.00 on or before October 12, 2026; and
 - \$586.00 on or before November 12, 2026.
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 2026 to November 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 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 May 11, 2026.

May 8, 2026
Date Issued

Alicia Johnson
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.