



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-008645-26

In the matter of: 105 ELMRILL RD
MARKHAM ON L6C2Y4

Between: Tongxin Zhou Landlord
Hong Xia

And

Jing Zhang Tenant

Tongxin Zhou and Hong Xia (the 'Landlord') applied for an order requiring Jing Zhang (the 'Tenant') to pay the rent that the Tenant owes.

The parties attended a hearing on April 7, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Yun Tao Li and the Tenant were present.

As a result of the resolution discussion, 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 terms and consequences of their consent.

The parties agreed that:

1. The Tenant vacated the rental unit on February 14, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from January 15, 2026, to March 31, 2026.
3. The lawful rent is \$3,876.00. It is due on the 15th day of each month.
4. The Tenant has not made any payments since the application was filed.
5. After the application was filed, the Tenant received a credit of \$300.00 for the refundable key deposit.
6. The Tenant is no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate

the tenancy. Therefore, the Tenant's obligation to pay rent ends on March 31, 2026, as the Landlord rented the unit effective April 1, 2026.

7. The rent arrears and daily compensation owing to March 31, 2026, are \$9,618.31.
8. The Landlord collected a rent deposit of \$3,600.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$336.49 is owing to the Tenant for the period from May 15, 2022, to March 31, 2026.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,567.82. This amount includes rent arrears owing up to March 31, 2026, cost of the application, minus the key deposit, the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before May 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 18, 2026, at 4.00% annually on the balance outstanding.

May 6, 2026
Date Issued

Roxanne Theriault
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.