



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

File Number: LTB-L-016061-26

In the matter of: 108 HUBNER AVE
MARKHAM ON L6C0R5

Between: Xiaohing Yuan Landlord

And

Peter Zarucki Tenant
Alice Fono

Xiaohing Yuan (the 'Landlord') applied for an order to terminate the tenancy and evict Peter Zarucki and Alice Fono (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on May 4, 2026. The Landlord and Tenants were all present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. 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:

- a. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
- b. The Tenant, Alice Fono vacated the rental unit on March 1, 2026. The Landlord consents to remove Alice Fono from the lease. The Tenant, Peter Zarucki is solely responsible for the rent and utilities related to the rental unit as of March 2, 2026.
- c. As of the hearing date, the Tenant, Peter Zarucki was still in possession of the rental unit.
- d. The lawful rent is \$4,773.37. The rent is due on the 1st day of each month.

- e. The rent arrears owing by the Tenant up to and including May 31, 2026, including the \$186.00 application filing fee are \$5,052.74.
- f. There is an outstanding water bill related to the rental unit in the amount of \$670.83. The Tenant will pay this amount to the Landlord on or before May 8, 2026.

It is ordered on consent that:

- 1. The Landlord consents to remove Alice Fono from the lease as of March 1, 2026. The Tenant, Peter Zarucki shall be solely responsible for the rent and utilities related to the rental unit as of March 2, 2026.
- 2. The Tenant shall pay to the Landlord \$5,052.74 for arrears of rent up to May 31, 2026, including the application filing fee.
- 3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 on or before May 8, 2026.
- 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 2 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 31, 2026.

May 11, 2026
Date Issued

Helen Giannini
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.