



**Order under Subsection 87(1) & 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-107359-25

In the matter of: 99 KENNETH ROGERS CRES
EAST GWILLIMBURY ON L9N1S5

Between: Jianling Yang Landlord
Tianling Sun

And

Muhammad Nadeem Khan Tenant

Jianling Yang and Tianling Sun (the 'Landlord') applied for an order requiring Muhammad Nadeem Khan (the 'Tenant'):

- To pay the rent that the Tenant owes.
- To pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The application was scheduled to be heard on April 23, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

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

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

L9 Application

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from September 1, 2025 to April 30, 2026.
3. The lawful rent is \$3,300.00. It is due on the 1st day of each month.

4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$16,300.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$3,300.00 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$103.95 is owing to the Tenant for the period from January 1, 2025, to April 23, 2026 and \$300.00 for a key deposit.

L2 Application

8. The parties agree that the Tenant owes the Landlord \$408.00 for an unpaid water bill (s) from August 1, 2025 to August 31, 2025.

On consent of the parties, it is ordered that:

L9 Application

1. The Tenant shall pay to the Landlord \$16,486.00. This amount includes rent arrears owing up to April 30, 2026 and the cost of the application.
2. The Last month's rent deposit, key deposit and interest on the last month's rent deposit shall be applied to the last month of the tenancy.
3. The Tenant shall pay the Landlord the amount in paragraph 1 above, on or before May 22, 2026.
4. If the Tenant does not pay the Landlord the full amount owing in paragraph 1 above, on or before May 22, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 23, 2026 at 4.00% annually on the balance outstanding.

L2 Application

5. The Tenant shall pay to the Landlord \$408.00. This amount represents an unpaid water bill (s) from August 1, 2025 to August 31, 2025.
6. If the Tenant does not pay the Landlord the full amount owing in paragraph 5 above on or before May 22, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 23, 2026 at 4.00% annually on the balance outstanding.

May 8, 2026
Date Issued

Michelle Forrester
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.