



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

File Number: LTB-L-017902-26

In the matter of: 3, 668 DUNDAS ST
LONDON ON N5W 2Y8

Between: Namje Cho Landlord

and

Steven Lussier Tenant

Namje Cho (the 'Landlord') applied for an order to terminate the tenancy and evict Steven Lussier (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 6, 2026

On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord, the Landlord's Support Person and daughter Wendy Cho who assisted with translation, and the Tenant participated in the mediation. The Tenant received legal advice regarding this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$889.55. It is due on the 1st day of each month.
- 2) The Tenant has paid \$1,779.10 to the Landlord since the application was filed.
- 3) The rent arrears owing to May 31, 2026 are \$889.55.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) Should the Tenant make any payments to the Landlord in amounts that differ from those noted in this order or on dates other than those referred to in this order while the arrears are still outstanding, the Tenant notify the Landlord in writing how to apply those payments (i.e. to the upcoming payment of rent arrears, OR to the upcoming regular monthly rent,

OR as an extra payment to lower the total balance of arrears and possibly decrease the number or amount of future arrears payments).

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$1,075.55. This amount includes rent arrears owing up to May 31, 2026 and the cost of filing the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
May 29, 2026	\$268.89
June 30, 2026	\$268.89
July 31, 2026	\$268.89
August 31, 2026	<u>\$268.88</u>

3. The Tenant shall also pay to the Landlord new rent in full and on time for the period May 1, 2026 to August 1, 2026, or until the arrears have been 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 31, 2026.
5. This order on consent is in full and final settlement of this application.

May 11, 2026
Date Issued

 Denise Hannivan
 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.