



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-059172-25-RV2

In the matter of: 304 BALLINVILLE CIR
MANOTICK ON K4M0C5

Between: XIAO HENG YANG
YI QI ZHANG

Landlord

And

Ahmad Kallaa

Tenant

Review Order

XIAO HENG YANG and YI QI ZHANG (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmad Kallaa (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-059172-25 issued on November 10, 2025. Only the Landlord's Legal Representative attended the hearing that took place on November 3, 2025.

On February 9, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. On February 9, 2026 interim order LTB-L-059172-25-RV-IN was issued, staying the order issued on November 10, 2026.

This review request was resolved by order LTB-L-059172-25-RV issued on March 16, 2026. Only the Landlord attended the review hearing that took place on March 12, 2026. An amended order was issued on March 30, 2026.

On March 18, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. On March 20, 2026 interim order LTB-L-059172-25-RV2-IN was issued, staying the order issued on March 16, 2026.

This second review request was heard by videoconference on May 11, 2026.

The Landlord, YI QI ZHANG, the Landlord's Legal Representative, YUNQIAO ZHANG, and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

On consent it is ordered that:

1. The request to review order LTB-L-059172-25-RV issued on March 16, 2026 is granted.

2. Order LTB-L-059172-25-RV issued on March 16, 2026, order LTB-L-059172-25-RV-AM issued on March 30, 2026, and order LTB-L-059172-25 issued on November 10, 2025 are cancelled and replaced with this order.
3. The tenancy between the Landlord and the Tenant is terminated in a final way effective June 30, 2026. The Tenant must move out of the rental unit on or before June 30, 2026.
4. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.
6. The Landlord shall apply the last month's rent deposit (equivalent to two month's rent) to the months of May 2026 and June 2026.
7. The Tenant shall pay the Landlord \$10,586.00, which represents rent arrears owing up to April 30, 2026 and the cost of filing the application.
8. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2027, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2027 at the rate prescribed by the *Courts of Justice Act* annually on the balance outstanding.

May 20, 2026
Date Issued

Vicky Liu
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.