



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

File Number: LTB-L-019169-26

In the matter of: 918 DUBLIN ST
WHITBY ON L1N1Z1

Between: Xuebo Huang Landlords
Jie Zhang

And

Ioustini Nicolaou Tenants
Marcus Hinkson

Xuebo Huang and Jie Zhang (the 'Landlords') applied for an order to terminate the tenancy and evict Ioustini Nicolaou and Marcus Hinkson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on May 12, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, name.

The Landlords' Representative, Yun Tao Li, and the Tenants were present. The Tenants met with Tenant Duty Counsel.

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.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$7,086.00. This amount represents arrears of rent up to May 21, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
June 10, 2026	\$1,000.00
July 10, 2026	\$1,000.00
August 10, 2026	\$1,000.00

Date of Payment	Payment Amount
September 10, 2026	\$1,000.00
October 10, 2026	\$1,000.00
November 10, 2026	\$1,000.00
December 10, 2026	\$1,086.00

3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing on the 22nd day of each month from May 22, 2026, to November 22, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants 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 Tenants to the Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 21, 2026.

May 15, 2026
Date Issued

Maryam Cooper
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.