



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

File Number: LTB-L-018207-26

In the matter of: 26, 3240 SOUTHGATE RD
OTTAWA ON K1V8W7

Between: Huimin Tao Landlord

And

Sanda Davis Tenant

Huimin Tao (the 'Landlord') applied for an order to terminate the tenancy and evict Sanda Davis (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) Rachael Kukoyi.

The Landlord's Representative, Joey Zhao, the Landlord, Huimin Tao, and the Tenant, Sanda Davis, participated in the mediation.

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

The Parties Agreed That:

1. There are issues with the N4 Notice that could affect outcomes at a merits hearing, but all parties are aware of this and still wish to move forward with this Order on Consent.
2. The lawful rent is due on the 1st day of each month.
3. The rent arrears owing to May 31, 2026, are \$24,060.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenant owes the Landlord is \$24,246.00.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$24,246.00. This amount includes rent arrears owing up to May 31, 2026, and the cost of the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 through a payment plan whereby the Tenant will pay the Landlord:
 - \$1,200.00 a month on or before the 10th day of each month, beginning July 10, 2026, up to and including February 10, 2028; and
 - \$246.00 on or before March 10, 2028.
3. The Tenant shall also pay to the Landlord the new rent in full by the 1st day of each month for the period June 1, 2026, to March 1, 2028, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any 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 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 14, 2026
Date Issued

Rachael Kukoyi
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.