



Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-016588-26

In the matter of: 3, 14233 LITTLE LAKE ROAD
BRIGHTON ON K0K1H0

Between: XIZHEN CHAI Landlord

And

TIFFANY CLARK Tenant

XIZHEN CHAI (the 'Landlord') applied for an order to terminate the tenancy and evict TIFFANY CLARK (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 4, 2026. The Landlord and the Tenant attended the hearing and participated in mediation.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$1,640.00. It is due on the 21st day of each month.
2. The arrears of rent owing to May 21, 2026, inclusive of the application filing fee of \$186.00 are \$6,746.00.
3. The parties agree that for the duration of the re-payment plan or until the arrears outlined in paragraph 2 above are paid in full, the Tenant will pay to the Landlord the lawful monthly rent on the 1st day of each month commencing June 1, 2026.
4. Parties agree that once the arrears outlined in paragraph 2 above are cleared, the Tenant will revert to the 21st day of each month for the lawful monthly rent payments.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,746.00, which represents the arrears of rent owing to May 21, 2026 and the application filing fee of \$186.00.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. A payment of \$3,380.00 on or before May 15, 2026;
 - b. Payments of \$400.00 on or before the 1st day of each month starting June 1, 2026, and continuing each month until January 1, 2027; and
 - c. A final payment of \$166.00 on or before February 1, 2027.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month for the period starting June 1, 2026 and continuing each month until February 1, 2027, or until the arrears are 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 owed to the Landlord by the Tenant 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 *Residential Tenancies Act, 2006* (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 21, 2026.

May 14, 2026
Date Issued

Britney Sooknanan
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.