



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018913-26

In the matter of: 223 CELINA ST
OSHAWA ON L1H4N7

Between: Dong Mei Yan Landlord

And

Marisa Conforti Tenants
Adrian Laschuk

Dong Mei Yan (the 'Landlord') applied for an order to terminate the tenancy and evict Marisa Conforti and Adrian Laschuk (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a hearing on May 12, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO), Christine Leitch.

The Landlord and the Tenant, Marisa Conforti, on behalf of both Tenants, were present.

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$1,086.00 for arrears of rent up to May 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule: **The Tenants shall pay \$300.00 toward rental arrears on or before the 20th day of each month from June 20, 2026, up to and including August 20, 2026, with a final payment of \$186.00 due on or before September 20, 2026.**
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 2026, to September 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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

Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord 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 31, 2026.

May 19, 2026
Date Issued

Christine Leitch
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.