



**Order under Section 87 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-079999-24

In the matter of: 33 Riding Mountain
Richmond Hill ON L4E0V4

Between: Jie Zhou Landlord

And

Kerrie Bartosik Former Tenant
Jamal Al Hanbali

Jie Zhou (the 'Landlord') applied for an order requiring Kerrie Bartosik and Jamal Al Hanbali (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

Jie Zhou (the 'Landlord') applied for an order requiring Kerrie Bartosik and Jamal Al Hanbali (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on May 4, 2026.

The Landlord's legal representative Jeremy Liu, the Landlord, the Tenant's legal representative Stanley Fienberg and the Former Tenant attended the hearing.

At the hearing, the parties consented to the following order.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. On or before May 14, 2026, the Former Tenant shall pay to the Landlord the total amount of \$2,500.00 for arrears, unpaid utilities and the cost of filing the application.
2. If the Former Tenant fails to make payment to the Landlord on or before May 14, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from May 15, 2026 at 4.00% annually on the balance outstanding.

May 22, 2026
Date Issued

Greg Brocanier

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.