



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

File Number: LTB-L-019421-26

In the matter of: 918, 239 ALBERT ST
WATERLOO ON N2L0K5

Between: Asset Maintenance Pros Landlord

And

Jinyi Xu Tenant

Asset Maintenance Pros (the 'Landlord') applied for an order to terminate the tenancy and evict Jinyi Xu (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on May 14, 2026. Before the start of the hearing, the Landlord's Representative, Brittany Colley, the Tenant and the Tenant's representative, Siqi Yao advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) For the purposes of resolving this application, the parties agree that the Tenant vacated the rental unit on October 31, 2025.
- b) The Landlord is holding a key deposit in the amount of \$500.00. The Landlord shall pay this amount to the Tenant by mailing a cheque to the Tenant's representative at 803-7191 Yonge St, Markham, Ontario, L3T 0C4, on or before June 14, 2026.
- c) The parties agree that rent arrears owing up to October 31, 2025, are \$2,200.00.
- d) The Landlord incurred a filing fee of \$186.00 for the application and is entitled to reimbursement of this amount.
- e) The Tenant waives any claim to interest on the rent deposit.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of October 31, 2025.
2. The Tenant shall pay to the Landlord **\$2,386.00** which represents arrears and costs outstanding.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 25, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 26, 2026, at 4.00% annually on the balance outstanding.

May 25, 2026

Date Issued

Sarah Visnovec

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.