



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

File Number: LTB-L-022086-26

In the matter of: UNIT 1630, 230 SIMCOE ST
TORONTO ON M5T0G7

Between: Hanbo Jiao Landlord

And

Edgar Pena Tenant

Hanbo Jiao (the 'Landlord') applied for an order to terminate the tenancy and evict Edgar Pena (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on May 19, 2026.

The Landlord's Legal Representative, Yun Tao Li and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$3,186.00 for arrears of rent up to May 23, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$1,500.00 on or before June 1, 2026
 2. \$1,686.00 on or before June 24, 2026
3. The Tenant shall also pay to the Landlord the monthly rent for the period of May 24, 2026 to June 23, 2026 on or before June 1, 2026.

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 24, 2026 to July 23, 2026, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of 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 23, 2026.

L2 Application – Persistent Late Payment of Rent

6. If the Tenant voids the L1 portion of the order in accordance with paragraph two above, the tenancy shall continue on the following terms.
7. The Tenant shall pay the Landlord the monthly rent due on or before the 24th day of the month for the period July 24, 2026 to June 23, 2027.
8. If the Tenant fails to make any of the payments in paragraph 7 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

May 27, 2026
Date Issued

Christopher Lin
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.