



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021872-26

In the matter of: 75 DECAST CRES
MARKHAM ON L6B1N6

Between: Ping Liu Landlord
Fangfang Sang

And

Vivian Alves Castro Tenant
Alain Bartelus

Ping Liu and Fangfang Sang (the 'Landlord') applied for an order to terminate the tenancy and evict Vivian Alves Castro and Alain Bartelus (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 28, 2026.

The Landlords representative Ms. Wong and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$7,500.00**, for arrears of rent and costs up to **May 31, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) Effective June 1, 2026, and on or before the first day of each consecutive month thereafter, the Tenant will pay an additional \$1,000.00 to arrears and filing fees until all arrears and filing fees have been fully paid. In the 8th and final month the balance of payment will be \$500.00 to the outstanding balance.
3. 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 15, 2026**, until the arrears are paid in full.
4. 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 paragraphs 1,2,3, 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 31, 2026**.

May 29, 2026

Date Issued

Suzy Franklyn

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.