



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

File Number: LTB-L-023639-26

In the matter of: 82 TROON AVE
MAPLE ON L6A 4Z1

Between: Quang Thi Tong Landlord

and

Radkhah Akbar Tenant

Quang Thi Tong (the 'Landlord') applied for an order to terminate the tenancy and evict Radkhah Akbar (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled for a videoconference hearing on May 27, 2026.

The Landlord, the Landlord's Representative Marvin Dillon and the Tenant's Representative Parastoo Naderi engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$3,250.00. It is due on the 1st day of each month.
- 2) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 3) The Tenant will pay the Landlord the monthly rent via e-transfer.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out in paragraph 2 below.
2. The Tenant shall pay to the Landlord new, lawful rent on time and in full as it comes due and owing for the six (6) month period June 1, 2026 to November 1, 2026.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for

an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing per paragraph 4 of this order on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
6. This order is in full and final settlement of this application.

May 29, 2026
Date Issued

Denise Hannivan
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.