



Order under Subsection 87(1) Residential Tenancies Act, 2006

Citation: 12728877 Canada Inc. v Li, 2026 ONLTB 42499

Date: 2026-06-03

File Number: LTB-L-088925-25

In the matter of: 707, 929 RICHMOND RD
OTTAWA ON K2B6R1

Between: 12728877 Canada Inc. Landlord

And

Jicheng Li Tenant

12728877 Canada Inc. (the 'Landlord') applied for an order requiring Jicheng Li (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on May 12, 2026 at 10:31 a.m.

The Landlord's representative Gabrielle Charron Cyr and the Tenant Jicheng Li attended the hearing.

Preliminary Issues:

Breach of Interim Order

1. The application was originally heard by videoconference on December 16, 2025 where the matter was adjourned due to a scheduling overflow. The Board issued an Interim Order LTB-L-088925-25-IN dated December 19, 2025, directing the Tenant to pay the ongoing rent to the Landlord by the day it is due until this matter is resolved or the LTB orders otherwise.
2. The Board raised a preliminary issue of the Tenant's failure to comply with the Interim Order. The Landlord submitted that the Tenant did not make all rent payments on time and in full from the date of the order to the date of the hearing. This was undisputed by the Tenant.
3. I find the Tenant did not comply with the Interim Order. As a result of the Tenant's failure to comply with the Interim Order dated December 19, 2025, I did not permit the Tenant to raise issues under s. 82 of *the Act*. pursuant to s. 195(4) of *the Act*.

Determinations:

4. The Tenant vacated the rental unit on March 31, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
5. The Landlord amended their application to an L9 application solely for arrears of rent and the filing fee. The Landlord was seeking the arrears and fees outstanding to March 31, 2026.
6. The Tenant did not pay the total rent they were required to pay for the period from June 1, 2025 to March 31, 2026.
7. The lawful rent is \$2,675.00. It is due on the 1st day of each month.
8. The Tenant has paid \$5,350.00 to the Landlord after the application was filed.
9. The tenancy ended on March 31, 2026 as a result of the Tenant moving out in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
10. The rent arrears and daily compensation owing to are \$19,750.00.
11. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
12. The Landlord collected a rent deposit of \$2,450.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
13. Interest on the rent deposit, in the amount of \$106.95 is owing to the Tenant.

It is ordered that:

1. The Tenant shall pay to the Landlord \$17,379.05. This amount includes rent arrears owing up to March 31, 2026 and the cost of the application, less the rent deposit and the interest owing on the rent deposit.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 15, 2026 at 4.00% annually on the balance outstanding.

June 3, 2026
Date Issued

Greg Witt
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.