



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

File Number: LTB-L-021961-26

In the matter of: 310, 70 GEORGE BUTCHART DR
NORTH YORK ON M3K 0G4

Between: CEDARMOUNT 70 INC

Landlord

And

LESLIE RAMOS
XIN ZHONG

Tenants

Cedarmount 70 Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Leslie Ramos and Xin Zhong (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 25, 2026.

The Landlord's legal representative, Mark Ciobotaru and the Tenant, Leslie Ramos attended the hearing.

As of 2:22pm, the Tenant, Xin Zhong was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with Leslie Ramos on behalf of the joint tenancy.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenant were still in possession of the rental unit.
3. The lawful rent is \$2,200.00. It is due on the 1st day of each month.
4. The parties agree that the rent arrears owing to May 31, 2026 are \$11,000.00 and that the Landlord is also entitled to the \$186.00 for filing the application.

5. The Landlord collected a rent deposit of \$2,200.00 from the Tenant's on August 1, 2025 and this deposit is still being held by the Landlord.
6. The Tenant, Leslie Ramos submits that she would like to enter a payment plan with the Landlord. She states that she would like to make payments as follows:
 - a. May 25, 2026 - \$3,000.00
 - b. May 26, 2026 - \$1,400.00
 - c. Bi-weekly payments in the amount of \$500.00 starting June 1, 2026
7. The Landlord's legal representative submits the Landlord is agreeable to the proposed payment plan and requests the Board follow the Tenant's proposed payment plan.

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$11,186.00 for arrears of rent up to May 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

	<u>DATE OF PAYMENT:</u>	<u>AMOUNT OF PAYMENT:</u>
1.	On May 25, 2026	\$3,000.00
2.	On or before May 26, 2026	\$1,400.00
3.	On or before June 1, 2026	\$500.00
4.	On or before June 15, 2026	\$500.00
5.	On or before June 29, 2026	\$500.00
6.	On or before July 13, 2026	\$500.00
7.	On or before July 27, 2026	\$500.00
8.	On or before August 10, 2026	\$500.00
9.	On or before August 24, 2026	\$500.00
10.	On or before September 7, 2026	\$500.00
11.	On or before September 21, 2026	\$500.00

12.	On or before October 5, 2026	\$500.00
13.	On or before October 19, 2026	\$500.00
14.	On or before November 2, 2026	\$500.00
15.	On or before November 16, 2026	\$500.00
16.	On or before November 30, 2026	\$286.00

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026 to November 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 8, 2026
Date Issued

Angela Smith
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.