



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021188-26

In the matter of: 205, 297 QUEENS AVE
OAKVILLE ON L6H 2B4

Between: Kipling Residential Management 11 Landlord

and

Chinxou Chong Tenant

Kipling Residential Management 11 (the 'Landlord') applied for an order to terminate the tenancy and evict Chinxou Chong (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on May 26, 2026.

Only the Landlord's representative, Sean Beard attended the hearing.

As of 1:57 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Tenant paid the Landlord all the rent that was in arrears up to May 31, 2026. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
2. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026, at 4.00% annually on the balance outstanding.

June 4, 2026
Date Issued

Adeela Alvez
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.