



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

File Number: LTB-L-023214-26

In the matter of: 208 WOODSPRING AVE
NEWMARKET ON L3X3J4

Between: Yan Gao Landlord

And

Laura Victoria Starling Tenant
Konner James Scott Tennant

Yan Gao (the 'Landlord') applied for an order to terminate the tenancy and evict Laura Victoria Starling and Konner James Scott Tennant (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The application was scheduled to be heard by video conference on May 27, 2026. Landlord Yan Gao and Shu Dai attended with their Representative, Yun Tao Li. The Tenant, Konner James Scott Tennant was present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord gave the Tenant an N8 Notice of Termination alleging that the Tenant has been persistently late in paying the Tenant's rent.
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. The Tenant agreed to pay the cost on or before July 3, 2026.
- d. The lawful rent is \$4,300.00. The rent is due on the first day of each month.

- e. The rent arrears owing by the Tenant up to and including May 31, 2026, are \$8,600.00. The Tenant has agreed to pay the rent arrears in accordance with the following schedule:

Date of Payment	Payment Amount
June 15, 2026	\$2,500.00
July 3, 2026	\$6,100.00

It is ordered on consent that:

1. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period of, and including June 1, 2026, to May 1, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application, on or before July 3, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before July 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 4, 2026, at 4.00% annually on the balance outstanding.

June 2, 2026
Date Issued

Helen Giannini
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.