



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-031065-26-SA

In the matter of: 7767 WHITE PINE CRES
NIAGARA FALLS ON L2H3R4

Between: Chunyan Zhang Landlord

And

Daniel Robert Greenough Tenant
Katelyn Jane Mitchell

Chunyan Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Daniel Robert Greenough and Katelyn Jane Mitchell (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on March 6, 2026 with respect to application LTB-L-105359-25.

The Landlord's application was resolved by order LTB-L-031065-26, issued on April 14, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-031065-26.

This motion was heard by videoconference on June 2, 2026.

The Landlord and the Tenant Daniel Robert Greenough attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-031065-26, issued on April 14, 2026, is granted.
2. Order LTB-L-031065-26, issued on April 14, 2026, is set aside and cannot be enforced.
3. The previous order issued on March 6, 2026 with respect to LTB-L-105359-25 is cancelled and replaced as follows.
4. The tenancy between the Landlord and Tenants is terminated on May 31, 2026.
5. The Tenants owe the Landlord \$4,500.00 for arrears of rent and costs to May 31, 2026.
6. The Tenants shall pay the Landlord 10 equal payments of \$450.00 beginning July 7, 2026, and on the 7th of every month, up to (and including) April 7, 2027.

7. If the Tenant does not pay the Landlord the full amount owing on or before April 7, 2027, the Tenant will start to owe interest. This will be simple interest calculated from April 8, 2027 at 4.00% annually on the balance outstanding.

June 10, 2026
Date Issued

Brett Lockwood
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.