



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025558-26

In the matter of: UNIT 2101, 386 YONGE ST
TORONTO ON M5B 0A5

Between: Ethel Ying Landlord

And

Shreyashi Saha Tenants
Fabian Heide

Ethel Ying (the 'Landlord') applied for an order to terminate the tenancy and evict Shreyashi Saha and Fabian Heide (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

This application was heard by videoconference on June 2, 2026. Before the start of the hearing, the Landlord's representative, paralegal, Yun Tao Li, the Landlord, Ethel Yin, and the Tenants, Shreyashi Saha and Fabian Heide, advised that the parties had reached an agreement. The Tenant did speak with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$3,000.00. It is due on the 1st day of each month.
4. The Tenants have paid \$6,100.00 to the Landlord since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$8,920.00.

6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenants owe the Landlords is \$9,106.00.

On consent, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenants shall pay to the Landlord \$9,106.00 which represents arrears of rent (\$8,920.00) plus the application filing fee (\$186.00) for the period ending June 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,500.00 on or before June 4, 2026
 - \$650.00 on or before June 10, 2026
 - \$650.00 on or before the 10th day of each month, July 10, 2026, to April 10, 2027. (10 months),
 - \$456.00 on or before May 10, 2027.
3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing from July 1, 2026, to May 1, 2027, or until the arrears are paid in full whichever date earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

L2 Application – Persistent Late Payment of Rent

5. If the Tenants void the L1 portion of the order in accordance with paragraph two above, the tenancy shall continue on the following terms.
6. The Tenants shall pay the Landlord the monthly rent due on or before the first day of the month for the period June 1, 2027, to May 1, 2028.

7. If the Tenants fail to make any of the payments in paragraph 6 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants.

June 11, 2026
Date Issued

Pauline Brewster
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.