



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-029159-26

In the matter of: 1109, 85 ONEIDA CRES
RICHMOND HILL ON L4B0H4

Between: MAHMOUD AGHA Landlord

And

XIMING ZHAO Tenants
XIANLI GAO

MAHMOUD AGHA (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict XIMING ZHAO and XIANLI GAO (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on June 4, 2026. Ashley Cassidy, Licenced Paralegal, represented the Landlord. Ximing (Samuel) Zhao attended on behalf of the Tenants.

Prior to the start of the hearing, and through private discussion, the parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The Landlord's application is amended to remove **c/o: SHEMESH LEGAL** from the name of the Landlord.
2. The Tenants shall pay the lawful monthly rent on or before the 1st day of each month starting July 2026 through to and including September 2027.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 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 Tenants. 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 Tenants.
4. The Tenants shall also pay to the Landlord the \$186.00 application filing fee on or before July 31, 2026.

5. If the Tenants do not pay the Landlord the full amount of \$186.00 on or before July 31, 2026, the Tenants will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

June 12, 2026
Date Issued

Joanne Lolato
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.