



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-030514-26

In the matter of: 24, 320 WESTMINSTER AVE
LONDON ON N6C5H5

Between: Jinghong Cui Landlord

And

Kristen Marie Cousins Tenant

Jinghong Cui (the 'Landlord') applied for an order to terminate the tenancy and evict Kristen Marie Cousins (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

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

The parties attended a hearing on June 9, 2026 by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord Jinghong Cui, the Landlord's legal representative Christine Croft and the Tenant Kristin Marie Cousins, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of **July 1, 2026**, through to and including **June 1, 2028**.
2. If the Tenants 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 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.
3. The Tenant shall also pay to the Landlord the \$186.00 application filing fee in full on or before July 9, 2026 for the cost of filing the application.

4. If the Tenant does not pay the Landlord the full amount owing in paragraph 3 on or before July 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

June 16, 2026
Date Issued

Diego Fernandez-Stoll
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.