



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-034210-26

In the matter of: 1806, 10 CAPREOL CRT
TORONTO ON M5V4B3

Between: Imelda Harjono Landlord

And

Nixon Lau Tenant

Imelda Harjono (the 'Landlord') applied for an order to terminate the tenancy and evict Nixon Lau (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes; and
- the Tenant was persistently late in paying their rent.

Mediation was held on June 4, 2026. The following parties participated in the mediation: The Landlord's representative, Pui Sze (Cynthia) Cheung, the Landlord, and the Tenant.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Landlord agrees to register the Tenant's occupant, Tremico Smith, with the building for the purpose of receiving mail and shall provide the occupant with a key fob permitting access to the building and its amenities.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$12,771.20** for arrears of rent up to June 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before **June 24, 2026**.
3. If the Tenant fails to make the payment set out in paragraph 2 this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the

Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2026, to June 1, 2027.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 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.

June 12, 2026
Date Issued

Kevin Kordahi
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.