



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-040621-26

In the matter of: 1510, 10 INN ON THE PARK DR
NORTH YORK ON M3C0P9

Between: Del Condominium Rentals Inc. Landlord

And

Hoyin Darin Cheung Tenants
Ka Lo Lee

Del Condominium Rentals Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Hoyin Darin Cheung and Ka Lo Lee (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).

The application was heard by videoconference on June 11, 2026. The Landlord's legal representative, Sabah Fatima and the Tenant, Hoyin Darin Cheung attended the hearing. The Tenant, Hoyin Darin Cheung provided evidence that she was authorized by the second Tenant, Ka Lo Lee to represent her in this matter. Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$5,700.00. It is due on the 1st day of each month.
2. For one time only the lawful monthly rent for July 2026 will be due on July 3, 2026 instead of July 1, 2026. Thereafter, the lawful monthly rent will be due on the 1st day of each month.

On consent it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenants shall pay to the Landlord \$5,886.00 which represents arrears of rent (\$5,700.00) 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 on or before June 26, 2026.
3. If the Tenants fail to make the payment in accordance with paragraphs 1 and 2 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

4. If the Tenants void the L1 portion of this order, the tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
5. The Tenants shall pay to the Landlord the lawful monthly rent for July 2026 on or before July 3, 2026. Thereafter, the Tenants shall pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting August 1, 2026 and continuing each month until June 1, 2027.
6. If the Tenants fail to comply with the conditions set out in paragraph 5 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.

June 15, 2026
Date Issued

Floredana Ungureanu
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.