



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

File Number: LTB-L-033735-26

In the matter of: 5 Forestview Trail
Whitchurch-Stouffville ON L3Y4W1

Between: ZHAOHUI WANG Landlord
LIQUN ZHANG

And

Karen Sulaman Tenants
Patricia Giankas

ZHAOHUI WANG and LIQUN ZHANG (the 'Landlord') applied for an order to terminate the tenancy and evict Karen Sulaman and Patricia Giankas (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 Tenant's rent; (L2 Application).

This application was heard by videoconference on June 8, 2026.

The Landlord's legal representative, Xiangyu Luo, and the Tenant's legal representative, Naseer Ahmed were present.

The parties reached consent and requested an order on consent confirming their agreement. I was satisfied the parties understood the terms and consequence of this order.

It is agreed that:

The Landlord waived the application filing fee.

The lawful rent is due on the 15th day of each month.

The Landlord's legal representative agreed that the Tenants paid all the arrears that came due for the period ending June 14, 2026.

On consent of the parties, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

L2 Application – Persistent Late Payment of Rent

2. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.

3. The Tenants shall pay to the Landlord the lawful rent on time and in full for the next 24 months starting on June 15, 2026, to May 15, 2028.

4. If the Tenants fail to comply with the conditions set out in paragraph 3 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 17, 2026
Date Issued

Maryam Cooper
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.