



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031234-26

In the matter of: 6 FALCONRIDGE TERR
EAST GWILLIMBURY ON L9N0R2

Between: Chenlei Cao Landlord

And

Ehi Ehiede Emefiele Tenant

Chenlei Cao (the 'Landlord') applied for an order to terminate the tenancy and evict Ehi Ehiede Emefiele (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on June 16, 2026. Before the start of the hearing, the Landlord's Representative, Julie Jing Zhu, the Landlord Chenlei Cao and the Tenant Ehi Ehiede Emefiele advised that the parties had reached an agreement. The Tenant's spouse Nonceba Mashengele also attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$3,500.00. It is due on the 1st day of each month.
3. 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

4. The rent arrears owing to June 30, 2026 are \$25,550.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. Accordingly, the total amount the Tenant owes the Landlord is \$25,736.00.
7. The parties agree that there is no last month's rent deposit.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$25,736.00 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 in accordance with the following schedule:
 - a) **\$5,000.00** on or before June 21, 2026;
 - b) **\$2,073.60** the **20th day** of each month starting **July 20, 2026**, through to and including **April 20, 2027**.
4. The tenant shall pay the monthly rent of **\$3,500.00** for the rental period of **July 2026** on or before **July 3, 2026**.
5. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **August 1, 2026** to **April 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
6. If the Tenant fails to make any one of the payments in accordance with 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**.

June 23, 2026
Date Issued

Sarah Harriman
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.