



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

File Number: LTB-L-030262-26

In the matter of: 212 BURNS BLVD
KING CITY ON L7B1C8

Between: Li Hua Li Landlord

And

Aliaksandr Kaliada Tenant

Li Hua Li (the 'Landlord') applied for an order to terminate the tenancy and evict Aliaksandr Kaliada (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on June 11, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord's Representative, Yun Tao Li, the Landlord, the Tenant's representative Oleksandr Pichugin, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The Tenant's section 82 issues were not dealt with in this application. The Tenant may bring any applicable applications.

Agreed Facts:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on April 12, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The rent arrears owing to April 12, 2026, are \$13,837.93.

5. The Landlord collected a rent deposit of \$5,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
6. Interest on the rent deposit, in the amount of \$594.00 is owing to the Tenant.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 12, 2026, the date the Tenant moved out of the rental unit.
2. The last month rent deposit shall apply to the last month of the tenancy.
3. The Tenant shall pay to the Landlord \$7,929.93. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The remainder of the last month rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
4. The Tenant shall pay to the Landlord the amount outlined in paragraph 2 as follows:
 - a) \$660.83 on or before the 15th day of each month starting June 15, 2026, up to and including May 15, 2027.
5. If the Tenant fails to make any payments as set out in this order, then the outstanding amount shall become payable, together with simple interest, calculated from the day after the default. The amount owing shall bear interest at the post-judgment rate determined under subsection 207(7) of the *Residential Tenancies Act 2006*.

June 22, 2026
Date Issued

Dillanique Knight
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.