



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

File Number: LTB-L-046407-26

In the matter of: 36 EMPIRE DR
BRADFORD ON L3Z4J1

Between: Sa Jiang Landlord
Yan Hu
Chonggao Hu
Xia Zhao

And

Gordana Freitas Tenant
Joao Feritas
Elvira Freitas

Sa Jiang, Yan Hu, Chonggao Hu and Xia Zhao (the 'Landlord') applied for an order to terminate the tenancy and evict Gordana Freitas, Joao Feritas and Elvira Freitas (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on June 16, 2026. The following parties participated in the mediation: The Landlord's representative, Cuiwen Hu, the Landlord, Sa Jiang, and the Tenant, Gordana Freitas, representing all tenants.

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

When the capitalized words "Landlord" and "Tenant" are used in this order, it refers to all persons identified as a Landlord or Tenant at the top of the order.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord rent on time and in full on or before the 20th day of each month for the period July 20, 2026 to June 20, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application on or before June 30, 2026.

4. If the Tenant does not pay the Landlord \$186.00 on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

June 25, 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.