



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

File Number: LTB-L-033564-26

In the matter of: 54 STERLING ST
ST CATHARINES ON L2S3T2

Between: Dingsheng Property Management for Landlord
Shuhui Liang

And

Pamela Burse Tenants
Vivien Matthews

Dingsheng Property Management for Shuhui Liang (the 'Landlord') applied for an order to terminate the tenancy and evict Pamela Burse and Vivien Matthews (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on June 18, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Judith Callender, and the Tenant, Pamela Burse (representing both Tenants), participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. Upon the Tenants' successful payment of all arrears in accordance with the agreed-upon payment schedule in this order, the lawful rent will be reduced to \$3,150.00 per month, effective September 1, 2026. This reduced amount is due on the first day of each month.
3. The Tenants have paid \$13,400.00 to the Landlord since the application was filed.
4. The rent arrears owing to June 30, 2026, are \$13,500.00.

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 Tenants owe the Landlord is \$13,686.00.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$13,686.00. This amount includes rent arrears owing up to June 30, 2026, and the cost of the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Amount of Payment	Payment Due Date
\$5,000.00	July 31, 2026
\$8,686.00	August 31, 2026

3. The Tenants shall also pay to the Landlord the new rent in full by the 1st day of each month for the period July 1, 2026, to August 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to this order shall become immediately due and owing and 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 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.

June 23, 2026
Date Issued

Rachael Kukoyi
Hearings Officer, Landlord and Tenants 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.