



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

File Number: LTB-L-031072-26

In the matter of: BASEMENT, 87 ARGYLE ST
TORONTO ON M6J 1N8

Between: Yong Yu Li Landlord

and

Maria Pereira Tenant

Yong Yu Li (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Pereira (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on June 22, 2026 by videoconference.

The Landlord, the Landlord's Mandarin Interpreter Yanyan Su, the Landlord's daughter and Support Person Joanne Hu, the Landlord's Representative Jie Situ, and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenant received legal advice regarding this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$850.00. It is due on the 1st day of each month.
- 2) The rent arrears owing to June 30, 2026 are \$18,422.00.
- 3) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. However, the Landlord is waiving collection of these costs.
- 4) The Landlord is waiving \$10,200.00 in rent arrears as compensation for the Tenant's Section 82 issues.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlord \$8,222.00. This amount includes rent arrears owing up to June 30, 2026 less the rent abatement.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before December 31, 2026.
3. The Tenant shall also pay to the Landlord new rent in full and on time for the period July 1, 2026 to December 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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.
5. This order is in full and final settlement of this application, and is in full and final settlement of all issues related to this tenancy up to the hearing date of June 22, 2026.

June 29, 2026
Date Issued

Denise Hannivan
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.