



**Amended Order  
Order under Section 69  
Residential Tenancies Act, 2006  
And Section 21.1 of the Statutory Powers Procedure Act Order under Section**

**File Number:** LTB-L-076503-25

**In the matter of:** 13 BROOKSMILL LANE  
MARKHAM ON L6C2C9

**Between:** Qiuling Jiang Landlord

**And**

~~Shunqin Cao~~  
Yiming Su  
~~Simon Su~~ Tenant

Qiuling Jiang (the 'Landlord') applied for an order to terminate the tenancy and evict ~~Shunqin Cao, Yiming Su and Simon Su~~ (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).
- the Tenant has not been paying the Tenant's utilities; (L2 Application).

This application was to be heard by videoconference on May 26, 2026. The Landlord, Qiuling Jiang, the Landlord's representative, Hong Yun Zhang, The Landlord's agent, De Rong He, the Tenant, the Tenant's representative, Simon Su and the Tenant's translator, Si Lu attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

**This amended order is issued to correct clerical errors in the original order issued on June 9, 2026.**

**The parties agree that:**

1. As of the hearing date, the Tenant was still in possession of the rental unit.

2. The lawful rent is \$3,850.00. It is due on the 1st day of each month.
3. The Tenant has paid \$26,650.00 to the Landlord since the application was filed.
4. The rent arrears owing to May 31, 2026 are \$21,050.00.
5. The rent utilities owing to May 31, 2026 are \$3,354.09.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Tenant will give postdated cheques for a period of one year on or before May 30, 2026.
8. The Tenant will pay each utility bill within 7 days of being presented.
9. The Tenant will put in their name the utilities on or before August 15, 2026.
10. Shunqin Cao and Simon Su will be removed as Tenants.

**It is ordered on consent that:**

1. The Tenant shall pay to Landlord \$21,236.00 for arrears of rent to May 31, 2026, which includes the application filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a. \$1,000.00 on or before the twenty third (23) day of each month starting June 23, 2026, for a period of sixteen (16) consecutive months until February 23, 2028; and
  - b. The balance outstanding of \$236.00 on or March 23, 2028.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026, to March 1, 2028, 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 paragraphs 2 or 3 of 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 Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.
5. The Tenant shall pay to the Landlord the amount of \$3,354.09 for utilities as follows:
  - a. \$1,167.00 on or before June 30, 2026: and

- b. The balance outstanding of \$1,677.09 on or before July 30, 2026.
6. If the Tenant fail to make the payment in accordance with paragraph 4 **5** of this order in full and on time, the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance outstanding. The Landlord will have the right to collect the full amount owing or any balance outstanding under this Order.

**June 9, 2026**

**Date Issued**

**June 30, 2026**

**Date Amended**

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John Russett

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.