



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

File Number: LTB-L-041208-26

In the matter of: 5403 TENTH LINE W
MISSISSAUGA ON L5M0V7

Between: NIDA ABDUL HAMID Landlord

And

VAN HUNG LE Tenant

NIDA ABDUL HAMID (the 'Landlord') applied for an order to terminate the tenancy and evict VAN HUNG LE (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).

This application was heard by videoconference on June 16, 2026.

The Landlord's legal representative John Lambe, the Tenant and the Tenant's spouse Nancy Nguyen supported by Jose Garreton attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$24,486.00 for arrears of rent up to July 14, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2,000.00 paid on or before July 31, 2026;
 - \$2,000.00 paid on or before August 31, 2026;
 - \$2,000.00 paid on or before September 30, 2026;
 - \$2,000.00 paid on or before October 31, 2026;
 - \$2,000.00 paid on or before November 30, 2026;

- \$2,000.00 paid on or before December 31, 2026;
 - \$2,000.00 paid on or before January 31, 2027;
 - \$2,000.00 paid on or before February 28, 2027;
 - \$2,000.00 paid on or before March 31, 2027;
 - \$2,000.00 paid on or before April 30, 2027;
 - \$2,000.00 paid on or before May 31, 2027;
 - \$2,000.00 paid on or before June 30, 2027; and
 - \$486.00 paid on or before July 31, 2027.
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 July 15, 2026 to July 15, 2027, 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 July 14, 2026.

June 25, 2026
Date Issued

Alicia Johnson
Member, 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.