



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-042130-26

In the matter of: 605, 73 KING WILLIAM CRES
RICHMOND HILL ON L4B0C2

Between: JING YI CHOW Landlord

And

SAMIRA AKBARIAN Tenant

JING YI CHOW (the 'Landlord') applied for an order to terminate the tenancy and evict SAMIRA AKBARIAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and because the Tenant has been persistently late in paying the Tenant's rent.

Mediation was held on June 23, 2026. The following parties participated in the mediation: The Landlord's representative Rong Wei Yu, the Landlord Jing Yi Chow, and the Tenant Samira Akbarian.

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

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$4,656.40** which represents the arrears of rent (\$4,470.40) plus costs (\$186.00) for the period ending June 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$200.00 on or before the 15th day of each month for the period of July 15, 2026 to May 15, 2028; and
 - \$56.40 on or before June 15, 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 **July 1, 2026 to June 15, 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 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**.

June 26, 2026
Date Issued

Ryan Gacnik
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.