



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

**File Number:** LTB-L-034579-26

**In the matter of:** 1208, 252 CHURCH ST  
TORONTO ON M5B1Z2

**Between:** Gaifang Wu Landlord

**And**

NAKAYDA PEARL-MARIE AUCOIN Tenant

Gaifang Wu (the 'Landlord') applied for an order to terminate the tenancy and evict NAKAYDA PEARL-MARIE AUCOIN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 23, 2026.

The application was scheduled to be heard on June 23, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Kok Chew Chang, the Landlord's agent, Peter Xu, and the Tenant were present. The Tenant did not meet with Tenant Duty Counsel before the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

**The parties agreed that:**

1. The current lawful rent is \$2,500.00. It is due on the 15<sup>th</sup> day of each month.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$7,986.00. This amount represents \$7,800.00 for arrears of rent up to July 14, 2026, and \$186.00 for the application filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - \$500.00 on or before July 10, 2026;
  - \$750.00 on or before the 29<sup>th</sup> day of each month for the nine (9) month period commencing July 29, 2026 until March 29, 2027;
  - \$736.00 on or before April 29, 2027.
3. The Tenant shall also pay to the Landlord new rent in full and on time, as and when it comes due on the 15<sup>th</sup> day of each month, for the period from July 15, 2026 to May 14, 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 pays any new arrears, NSF fees and related charges that become owing after July 14, 2026.

**June 26, 2026**  
**Date Issued**

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**Nancy Fahlgren**  
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.