



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

File Number: LTB-L-021073-26

In the matter of: 1502, 38 HONEYCRISP CRES
CONCORD ON L4K0M8

Between: Yuhong Wan Landlord

And

Sucdi Nasir Mohamed Tenant

Yuhong Wan (the 'Landlord') applied for an order to terminate the tenancy and evict Sucdi Nasir Mohamed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on May 19, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Bryan Rubin, the Landlord and the Tenant were present. The Tenant did not speak to Duty Counsel prior to mediation.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,500.00. It is due on the 20th day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: \$2,500.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to May 19, 2026, are \$10,000.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$21.72 is owing to the Tenant for the period from December 20, 2025, to May 19, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$12,186.00 for arrears of rent up to June 19, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$1,500.00	On or before June 1, 2026
\$1,000.00	On or before the 1 st day of each month for 10 months from July 2026 to April 2027
\$1,186.00	On or before May 1, 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 June 20, 2026, to April 20, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one payment 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 19, 2026.

June 30, 2026
Date Issued

 Roxanne Theriault
 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.