



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

**Citation:** Zhao v Downer, 2023 ONLTB 57552

**Date:** 2023-08-25

**File Number:** LTB-L-028230-23

**In the matter of:** 45 BRYANT RD  
AJAX ON L1S2Y5

**Between:** Guanghua Zhao and Liying Han

**And**

Dylan Downer  
Jordan Downer

I hereby certify this is a  
true copy of an Order dated  
**AUG 25, 2023**  
*[Signature]*  
Landlord and Tenant Board

Landlord

Tenants

Guanghua Zhao and Liying Han (the 'Landlord') applied for an order to terminate the tenancy and evict Dylan Downer and Jordan Downer (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on August 14, 2023. The following parties participated in the mediation: The Landlord's representative, Qiuling Yang, and the Tenant, Jordan Downer. The Tenant, Dylan Downer was not present, but provided permission to Jordan Downer to consent to an order on their behalf.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent. The Tenant declined the opportunity to speak with Tenant Duty Counsel, prior to the mediation.

**Agreed facts:**

1. The current rent is \$2,479.15 per month effective July 1, 2023.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord **\$12,400.34** which represents the arrears of rent (\$12,214.34) plus costs (\$186.00) for the period ending August 31, 2023.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

<b>Date Payment Due</b>	<b>Amount of Payment</b>
September 1, 2023	\$ 2,000.00
October 1, 2023	\$ 5,000.00
November 1, 2023	\$ 5,400.34

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 **September 1, 2023** to **November 1, 2023** 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 **August 31, 2023**.

**August 25, 2023**  
**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.