



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-079890-25

In the matter of: UNIT 2A, 60 WALES AVE
TORONTO ON M5T 1J4

Between: Linxiu Zhu Landlord

And

Andrea Vianey Almada Paniagua Tenant

Linxiu Zhu (the 'Landlord') applied for an order to terminate the tenancy and evict Andrea Vianey Almada Paniagua (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled for a merits hearing, via video conference, on January 13, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant attended and consulted with Tenant Duty Counsel prior to mediation. Interpreter for the Tenant, Rossana DeAkvardo, also attended. Meiqin Mao participated on behalf of the Landlord and was represented by Yun Tao Li.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The Tenant, any occupants and/or guests shall not engage in any incidents of harassment and/or substantial interference with other tenants, specifically any incidents that are similar in nature to those identified on the second N5 notice of termination.
2. **If the Tenant fails to meet the term, as per paragraph 1 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant. The Landlord must make this application no later than 30 days after the Tenant's failure to meet this term.**

3. The Landlord shall waive the \$186.00 application filing fee.

January 16, 2026
Date Issued

Susan Parsons
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.