



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089608-25

In the matter of: 32 WINDERMERE AVE
Toronto ON M6S3J2

Between: lanfang li Landlord

And

Gabriel alejandro quintero garcia Tenant
Diana aurora flores mendieta

lanfang li (the 'Landlord') applied for an order to terminate the tenancy and evict Gabriel alejandro quintero garcia and Diana aurora flores mendieta (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 12, 2026. The following parties participated in the mediation: The Landlord, Lanfang Li and the Tenants, Gabriel Alejandro Quintero Garcia and Diana Aurora Flores Mendieta. Also present was, Xinde Xia supporting the Landlord.

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

When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,600.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$85.48. This amount is calculated as follows: \$2,600.00 x 12, divided by 365 days.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to January 31, 2026 are \$10,800.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. The Landlord collected a rent deposit of \$2,600.00 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.
8. Interest on the rent deposit, in the amount of \$39.34 is owing to the Tenant for the period from April 25, 2025 to January 12, 2026.
9. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated and the Tenant must move out of the rental unit on or before January 20, 2026.
2. The Tenant shall pay to the Landlord \$6,772.42. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$85.48 per day for the use of the unit starting January 13, 2026 until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before March 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 16, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before January 20, 2026, then starting January 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 21, 2026.

January 29, 2026

Date Issued

Kevin Kordahi

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 21, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$9,225.76
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,600.00
Less the amount of the interest on the last month's rent deposit	- \$39.34
Total amount owing to the Landlord	\$6,772.42
Plus daily compensation owing for each day of occupation starting January 13, 2026	\$85.48 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	