



**Order under Section 69 and 31
Residential Tenancies Act, 2006**

File Number: LTB-L-097077-25

LTB-T-000457-26

In the matter of: Unit 1106, 16 BONNYCASTLE ST
TORONTO ON M5A0C9

Between: Gu Luo Holdings (a.k.a. Guluo Holdings Inc.) Landlord

And

Michelle Linares Tenant

LTB-L-097077-25 – L1

Gu Luo Holdings (a.k.a. Guluo Holdings Inc.) (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle Linares (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

LTB-T-000457-26 – T2

Michelle Linares (the 'Tenant') applied for an order determining that Guo Law Office and Gu Lou Holdings (the 'Landlord') harassed, obstructed, coerced, threatened or interfered with the Tenant.

The L1 application was scheduled to be heard by video conference on April 16, 2026. Before the start of the hearing, the Landlord's Representative, Jiangning Guo, the Landlord's Agent, Quinfen Luo and the Tenant advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

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

Agreed facts:

- a) The Tenant's T2 Application LTB-T-000457-26 will be resolved as a result of this order.
- b) The tenancy between the Landlord and the Tenant is terminated on or before May 3, 2026. This termination is final and non-voidable.

- c) The rent arrears owing to April 30, 2026, are \$19,200.00.
- d) The Landlord incurred \$186.00 in costs for filing the application. The Landlord waives these costs.
- e) The Landlord collected a rent deposit of \$2,400.00, which is currently being held.
- f) Interest in the amount of \$108.74 is owing to the Tenant for the period from April 29, 2024, to April 16, 2026.
- g) The rent deposit and accrued interest shall be deducted from the rent arrears.
- h) The Landlord shall provide compensation to the Tenant in the amount of \$4,800.00, plus \$1,000.00 toward moving expenses
- i) The Landlord collected a \$150.00 key deposit. This amount shall be credited to the Tenant upon the return of all keys.
- j) Pursuant to the parties' agreement, the Tenant withdraws the T2 Application.

On consent, it is ordered that:

LTB-L-097077-25 L1 application

1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must vacate the unit on or before May 3, 2026.**
2. The Tenant shall pay the Landlord **\$10,891.26**, which represents rent arrears owing to April 30, 2026, in the amount of \$19,200.00, less the rent deposit of \$2,400.00, less interest of \$108.74, less compensation of \$4,800.00, and less \$1,000.00 for moving expenses.
3. If the Tenant does not pay the Landlord the full amount owing on or before May 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 4, 2026, at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before May 3, 2026, then starting May 4, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 May 4, 2026.

LTB-T-000457-26 – T2 Application

6. The Tenant's T2 Application is withdrawn.

April 23, 2026
Date Issued

Sarah Visnovec
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 November 4, 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.