



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

**File Number:** LTB-L-029778-26

**In the matter of:** Unit 5211, 55 COOPER ST  
TORONTO ON M5E0G1

**Between:** Xinyuan Wu Landlord

**And**

Chike Williams Tenant

Xinyuan Wu (the 'Landlord') applied for an order to terminate the tenancy and evict Chike Williams (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord's legal representative Jiangning Guo and the Tenant Chike Williams engaged in private settlement discussions and advised by way of the Online Dispute Resolution Tool on the Tribunals Ontario Portal that the parties had reached an agreement.

The parties participated in a videoconference on April 29, 2026 at 10:00am where the parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll issue an order on consent in settlement of 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.

**The parties agreed that:**

1. The application will be amended to remove the Tenant listed as Leanne Burstein.
2. The current monthly rent is \$5,200.00 and is payable on the 15<sup>th</sup> day of each month.

**On consent of the parties, it is ordered that:**

1. The application is amended to remove the Tenant listed Leanne Burstein.
2. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period of **May 15, 2026**, through to and including **April 15, 2028**.

3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

**April 30, 2026**

**Date Issued**

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**Diego Fernandez-Stoll**

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.