



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

File Number: LTB-L-025529-26

In the matter of: 449 KENNETH AVE
NORTH YORK ON M2N4W4

Between: Yitong Guo Landlord

And

Gorkem Picakci Tenant

Yitong Guo (the 'Landlord') applied for an order to terminate the tenancy and evict Gorkem Picakci (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on June 2, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officers (DRO) Diego Fernandez-Stoll.

The Landlord Yitong Guo, the Landlord's legal representative Yan Li, and the Tenant Gorkem Picakci, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent.

I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The lawful rent is \$5,477.50. It is due on the 5th day of month.
2. Based on the Monthly rent, the daily rent/compensation is \$180.08. This amount is calculated as follows: $\$5,477.50 \times 12$, divided by 365 days.
3. The rent arrears owing to June 4, 2026, are \$17,910.00.
4. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.
5. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - a) \$23,573.50 if the payment is made on or before July 4, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- b) \$29,051.00 if the payment is made on or before August 4, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- c) \$34,528.50 if the payment is made on or before August 31, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after August 31, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before August 31, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$17,840.82. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$180.08 per day for the use of the unit starting June 3, 2026 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 September 1, 2026.

Additional conditions

10. The Tenant shall pay to the Landlord the monthly rent that will become due for June 2026, in full in accordance with the following schedule:
 - a) \$2,738.75 on or before **June 5, 2026**
 - b) \$2,738.75 on or before **June 20, 2026.**
11. The Tenant shall also pay the Landlord the monthly rent that will become due for July 2026 in full on or before **July 5, 2026.**
12. If the Tenant fails to make payment in accordance with paragraph 10 or 11 of this order, then the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlords pursuant to paragraph 2 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 of rent, NSF fees and related charges that became owing after **June 4, 2026. This may result in the Board issuing an order that terminates the tenancy before August 31, 2026.**
13. If the Tenant makes the payments pursuant to paragraphs 10 and 11 above, the amounts required to void the order as noted in paragraph 2 shall be reduced accordingly.

June 5, 2026
Date Issued

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on March 1, 2027 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 to void the eviction order and continue the tenancy if the payment is made on or before July 4, 2026

Rent Owing To July 4, 2026	\$23,387.50
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$23,573.50

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before August 4, 2026

Rent Owing To August 4, 2026	\$28,865.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$29,051.00

C. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before August 31, 2026

Rent Owing To September 4, 2026	\$34,342.50
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$34,528.50

D. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$17,654.82
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$17,840.82
Plus daily compensation owing for each day of occupation starting June 3, 2026	\$180.08 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	