



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

File Number: LTB-T-106999-25

In the matter of: 273 Grand river street north
Paris ON N3L2N9

Between: Stephanie Marie Caldas Tenant

And

Wen Xu Landlord

Stephanie Marie Caldas (the 'Tenant') applied for an order determining that Wen Xu (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on June 8, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 31, 2026.
2. The Tenant may vacate the rental unit prior to August 31, 2026. The Tenant shall remove all personal belongings and return the keys to the Landlord. Rent shall be paid up to the date the Tenant vacates.
3. The Landlord shall pay to the Tenant \$1,000.00 by 11:59 p.m. on June 8, 2026.
4. If the Landlord does not pay the Tenant the full amount owing as per paragraph 3 above, the Landlord will owe interest. This will be simple interest calculated from June 9, 2026, at 4.00% annually on the balance outstanding.
5. 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.

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 September 1, 2026.
7. This resolves all issues in the application and all issues in the tenancy up to the date of the hearing.

June 12, 2026
Date Issued

Paula West Oreskovich
Member, 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.