



**Order under Section 77
Residential Tenancies Act, 2006**

File Number: LTB-L-102154-25

In the matter of: 305, 111 LAWTON BLVD
TORONTO ON M4V1Z9

Between: Akelius Canada Ltd Landlord

And

Mingyang Li Tenant

Akelius Canada Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Mingyang Li (the 'Tenant') because the Tenant gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Tenant gave the Landlord notice to terminate the tenancy effective December 31, 2025.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenant to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before January 17, 2026.
2. If the unit is not vacated on or before January 17, 2026, then starting January 18, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 18, 2026.

January 6, 2026
Date Issued

James McMaster
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.

The tenant has until January 16, 2026 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by January 16, 2026 the order will be stayed and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on July 18, 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.