



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-108637-25

In the matter of: 25 Vessel Cres
Scarborough ON M1C5K7

Between: Zheng Yi Shu Landlords
Fengqi Xiong

And

Mark Evon Tenants
Justice Demitro

Zheng Yi Shu and Fengqi Xiong (the 'Landlords') applied for an order to terminate the tenancy and evict Mark Evon and Justice Demitro (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlords and Tenants entered into an agreement to terminate the tenancy as of December 25, 2025, and the Tenants did not move out of the rental unit by the termination date set out in the agreement.
2. Since the Tenants did not move out of the rental unit by the termination date, the Landlords was required to file the application to obtain vacant possession. Therefore, the Tenants is responsible for paying the Landlords for the \$186.00 application filing fee incurred.

It is ordered that:

1. The tenancy between the Landlords and Tenants is terminated. The Tenants must move out of the rental unit on or before January 20, 2026.
2. If the unit is not vacated on or before January 20, 2026, then starting January 21, 2026, the Landlords 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 Landlords on or after January 21, 2026.
4. The Tenants shall pay to the Landlords \$186.00, for the cost of filing the application.
5. If the Tenants do not pay the Landlords the full amount owing on or before January 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from January 21, 2026, at 4.00% annually on the balance outstanding.

January 9, 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 Tenants have until January 19, 2026, to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants file the motion by January 19, 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 21, 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.