



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-073138-25

In the matter of: 29 WILFRED MURISON AVE.
MARKHAM ON L6C0X1

Between: Situ Liang Landlord

And

Stacy Smith Tenant

Situ Liang (the 'Landlord') applied for an order to terminate the tenancy and evict Stacy Smith (the 'Tenant') because: the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

As part of the L2 application filed, the Landlord applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This L2 application was heard by videoconference on December 15, 2025.

The Landlord, the Landlord's Agent, Lin Chen, the Landlord's Legal Representative, Jack Berger, and the Tenant attended the hearing. The Tenant consulted with Tenant Duty Counsel prior to the commencement of the hearing.

The parties made initial submissions regarding their personal circumstances and then requested a chance to speak with one another privately. They returned to the videoconference hearing room, requesting an order on consent to resolve the L2 application. I was satisfied the parties understood the terms and consequences of their joint submission.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated in a final way as of December 14, 2026.
2. The Tenant must move out of the rental unit on or before December 14, 2026.
3. In consideration of the tenancy termination, the Landlord shall pay the Tenant \$12,300.00 on or before December 7, 2026.
4. If the rental unit is not vacated on or before December 14, 2026, then starting December 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the rental unit to the Landlord on or after December 15, 2026.
6. The Tenant may terminate the tenancy at any time before December 14, 2026 on the condition that the Tenant gives the Landlord written notice at least thirty (30) days prior to the date the Tenant intends to vacate the rental unit, and thereby terminate the tenancy.
7. If the Tenant has given the Landlord at least thirty (30) days' written notice to terminate the tenancy earlier than December 14, 2026, then the Landlord shall pay the Tenant the \$12,300.00 agreed-upon amount at least seven (7) days prior to the earlier date contained in the Tenant's notice.

January 15, 2026
Date Issued

Alex Brkic
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on June 14, 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.