



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-100347-25

In the matter of: Lower, 78 WILTSHIRE BLVD
WELLAND ON L3C3K9

Between: 8 Legs Inc. Landlord

And

Woo Seok (Jimmy) Hong Tenant

8 Legs Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Woo Seok (Jimmy) Hong (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

A hearing was held to consider this application.

This application was heard by videoconference on January 13, 2026. The Landlord's representative Nicholas Klingenberg attended the hearing.

As of 9:40am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of October 31, 2025 and the Tenant did not move out of the rental unit by the termination date set out in the agreement.
2. The Tenant sent an email to the Landlord indicating that he could not afford the rent and to apply the Landlord last month rent deposit to October. The Tenant did not attend the hearing to challenge the Landlord's application.
3. Since the Tenant did not move out of the rental unit by the termination date, the Landlord was required to file the application to obtain vacant possession. Therefore, the Tenant is responsible for paying the Landlord \$186.00 for the application filing fee incurred.

4. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

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 26, 2026.
2. If the unit is not vacated on or before January 26, 2026, then starting January 27, 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 27, 2026.
4. The Tenant shall also pay to the Landlord \$186.00, for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before January 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 27, 2026 at 4.00% annually on the balance outstanding.

January 15, 2026

Date Issued

Greg Joy

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 expires on July 27, 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.

