



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-098437-25-SA

In the matter of: 132 SANTA BARBARA RD
NORTH YORK ON M2N2C5

Between: Shan Lin Landlord

And

Justin Kuperstein Tenants
Venessa Mulderrig

Shan Lin (the 'Landlord') applied for an order to terminate the tenancy and evict Justin Kuperstein and Venessa Mulderrig (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-098437-25, issued on December 1, 2025. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-098437-25.

The motion was heard by videoconference on January 12, 2026.

The Landlord's Legal Representative, Xiaoqin Li, the Landlord's Agent, Yang Cao, and the Tenants attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-098437-25, issued on December 1, 2025, is granted.
2. Order LTB-L-098437-25, issued on December 1, 2025, is set aside and cannot be enforced.
3. The tenancy between the Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2026.
4. 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.

5. 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.

January 15, 2026

Date Issued

Lisa Del Vecchio

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 March 1, 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.