



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

File Number: LTB-L-004901-26

In the matter of: 3210, 4011 BRICKSTONE MEWS
MISSISSAUGA ON L5B0J7

Between: Meiling Su Landlords
Quanming Yang

And

Kingsley Charles Tenants
Irina Sofia Joao

Meiling Su and Quanming Yang (the 'Landlords') applied for an order to terminate the tenancy and evict Kingsley Charles and Irina Sofia Joao (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 January 14, 2026, 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 were required to file the application to obtain vacant possession. Therefore, the Tenants are 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 February 6, 2026.
2. If the unit is not vacated on or before February 6, 2026, then starting February 7, 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 February 7, 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 February 6, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 7, 2026, at 4.00% annually on the balance outstanding.

January 26, 2026
Date Issued

Trish Carson
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 February 5, 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 February 5, 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 August 7, 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.