



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-011877-25-RV

In the matter of: 1039 GLENCAIRN AVE
NORTH YORK ON M6B2B1

Between: Mai Nguyen Landlord
Xuong Giang

And

Donna Kotzer Jacobs Tenant

Review Order

Mai Nguyen and Xuong Giang (the 'Landlord') applied for an order to terminate the tenancy and evict Donna Kotzer Jacobs (the 'Tenant') for personal use. The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-011877-25, issued on December 2, 2025.

On December 24, 2025, the Tenant requested a review of the order.

The review was heard by videoconference on January 26, 2026.

The Landlord's representative Richard Hissey and the Tenant's representative David Ciobotaru attended the hearing.

At the hearing, the parties requested that the following order be issued on consent.

On consent, it is ordered that:

1. Order LTB-L-011877-25, issued on December 2, 2025, is cancelled and replaced by this order.
2. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
3. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 June 1, 2026.

5. The Tenant shall pay the Landlords compensation of \$73.11 per day for the use of the unit starting August 6, 2025 until the date the Tenant moves out of the unit.

January 29, 2026

Date Issued

Dale Whitmore

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.