



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-009410-26

In the matter of: 106, 1490 Bishops Gate
Oakville ON L6M4N3

Between: Quoc Nguyen Landlords
Loan Pham

And

Mitchell Peck Tenants
Farwah Alam

Quoc Nguyen and Loan Pham (the 'Landlords') applied for an order to terminate the tenancy and evict Mitchell Peck and Farwah Alam (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 31, 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 was required to file the application to obtain vacant possession. Therefore, the Tenants is 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 17, 2026.
2. If the unit is not vacated on or before February 17, 2026, then starting February 18, 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 18, 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 17, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 18, 2026, at 4.00% annually on the balance outstanding.

February 6, 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 16, 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 16, 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 18, 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.