



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-055220-25

In the matter of: 52 PRINCE EDWARD BLVD
THORNHILL ON L3T 7E9

Between: Fuwei Qi
Ping Tang Tenants

and

Xing Lu Landlord

Fuwei Qi and Ping Tang (the 'Tenants') applied for an order determining that Xing Lu (the 'Landlord') collected or retained money illegally.

The Tenants also applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on February 2, 2026.

The Landlord, the Landlord's legal representative Yun Tao Li and the Tenants' legal representative Cuiwen Hu attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions, and specifically the Tenants understood that the tenancy would be terminated on August 24, 2026.

Agreed Facts:

1. In consideration of the payment ordered below, the Tenants have agreed vacate the rental unit and withdraw all claims advanced in this application.
2. Any interest owing on the rent deposit has been accounted for and the Tenants advance no claim in that regard.
3. This order resolves all issues in the tenancy.

It is ordered on consent that:

1. The application is amended to include a request for termination of the tenancy.

2. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 24, 2026.
3. The Tenants may also terminate the tenancy earlier than August 24, 2026 on ten days' written notice to the Landlord.
4. On or before May 25, 2026, the Landlord shall pay the Tenants \$13,400.00
5. The Tenants shall resume paying the lawful monthly rent starting April 25, 2026.
6. The last month's rent deposit shall be applied to the last month of the tenancy in accordance with subsection 106(10) of the *Residential Tenancies Act, 2006*.
7. If the unit is not vacated on or before August 24, 2026, then starting August 26, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 August 26, 2026.

February 6, 2026

Date Issued

Nersi Makki

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 of the Tenant expires on February 25, 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.