



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085548-25

In the matter of: 2544 WILLOWBURNE DR
MISSISSAUGA ON L5M5E9

Between: Hao Zheng Landlord

And

Jamal Adam Tenant
Fadia Adam

Hao Zheng (the 'Landlord') applied for an order to terminate the tenancy and evict Jamal Adam and Fadia Adam (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on February 3, 2026.

The Landlord's Legal Representative, Jinxing Wang, the Landlord's Witness, Emily Fang, the Tenant's Legal Representative, Abraar Unia, the Tenant's Witness, Adam Adam, and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. If the Tenant wishes to vacate the unit before July 31, 2026, the Tenant shall provide the Landlord with at least 15 days' notice.
3. The Landlord owes the Tenant \$3,500.00 for the rent deposit the Landlord collected and \$248.70 for interest owing on the deposit for the period from February 3, 2023 to February 3, 2026.
4. The Tenant shall pay the Landlord daily compensation in the amount of \$117.93 (\$3,587.00 x 12, divided by 365 days), starting February 4, 2026 until the day the Tenant moves out.
5. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

6. 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 1, 2026.

February 12, 2026
Date Issued

Samantha Greaves
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 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.