



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-094342-25

In the matter of: 64 INGLESIDE DR
KITCHENER ON N2M2G8

Between: JIAN ZHOU Landlords
SONGPING GAO

And

TINA M SANVIDO Tenants
RONALD W SANVIDO

JIAN ZHOU and SONGPING GAO (the 'Landlords') applied for an order to terminate the tenancy and evict TINA M SANVIDO and RONALD W SANVIDO (the 'Tenants') because:

- the Landlords have entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

This application was scheduled to be heard by videoconference on February 11, 2026.

The Landlord's Legal Representative Andrew McMaster, the Landlords and Tenant Tina Sanvido attended the hearing. The Tenant stated they represent their spouse Ronald Sanvido.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

The parties agreed:

1. The Landlords gave the Tenants an N12 notice of termination with the termination date of January 31, 2026. The notice was given on behalf of the Purchaser who claims that they require vacant possession of the rental unit for the purpose of residential occupation.
2. The Landlords paid the Tenants one month compensation per the N12 via e transfer on December 12, 2025.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord 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 Landlord on or after April 1, 2026.
4. The rent deposit shall apply to March 2026.

February 17, 2026
Date Issued

Melinda Jamieson
Hearing Officer, 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 expires on October 1, 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.