



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

File Number: LTB-L-079468-25

In the matter of: Main Floor, 39 CARLETON ST N
THOROLD ON L2V2A6

Between: WEI WEN LI Landlord
DIEP MONG THI LI

And

Joseph Sacco Tenant

WEI WEN LI and DIEP MONG THI LI (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Sacco (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

This application was scheduled to be heard by videoconference on January 13, 2026. Instead, the Landlord's Legal Representative, Angela Smith, and the Tenant participated in a mediation session. Parties reached an agreement and requested an order on consent to resolve the application.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. Since filing the application, the Tenant has made efforts to address the noise complaints related to the dog.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For the period between January 2026 and January 2027, the Tenant, another occupant of the rental unit, or someone the Tenant permits in the residential complex,

- is only permitted to use the laundry facilities on Sunday, Monday and Tuesday between the hours of 8:00am to 9:00pm;
 - shall have access to the parking spot closest to the road starting Saturday at 6:00 pm to Wednesday at 11:59 am; and
 - must only communicate with the Landlord's Agent directly with any issues related to the tenancy.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. This order on consent is in full and final settlement of this application.

February 12, 2026
Date Issued

Shadiyah Stoute
Hearings 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 of the Tenant expires on August 24, 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.