



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

File Number: LTB-L-102815-25/LTB-T-005667-26

In the matter of: BASEMENT, 16 LONGBRIDGE RD
THORNHILL ON L4J1L5

Between: MICHAEL CHENG Landlord

And

KEENAN HULAN-MILLIGAN
TABITHA MILLIGAN Tenant
RONALD MILLIGAN

MICHAEL CHENG (the 'Landlord') applied for an order to terminate the tenancy and evict KEENAN HULAN-MILLIGAN, TABITHA MILLIGAN and RONALD MILLIGAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 12, 2026.

The Landlord's legal representative Ravis Mohebbian and the Tenant Tabitha Milligan attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The tenancy between the Landlord and Tenants is terminated on February 16, 2026.
2. If the unit is not vacated on or before February 16, 2026, then starting February 17, 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 February 17, 2026.
4. The Landlord agrees to waive all outstanding arrears and the application filing fee.
5. This consent resolves all issues relating to the tenancy up to the date of the hearing.

6. LTB-T-005667-26 is withdrawn. The Board's file shall be closed.

February 17, 2026

Date Issued

Brett Lockwood

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 expires on August 17, 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.