



Order under Sections 31, 69 Residential Tenancies Act, 2006

File Numbers: LTB-T-010243-23
LTB-L-021684-24

In the matter of: ROOM 3, 9 BUXTON ROAD
NORTH YORK ON M3M 1Y6

Between: Jenoi Bryson Tenant

And

Vu Nguyen Landlords
Ahn Pham

Jenoi Bryson (the 'Tenant') applied for an order determining that Vu Nguyen and Ahn Pham (the 'Landlords') entered the rental unit illegally.

The Landlords applied for an order to terminate the tenancy and evict the Tenant because the Tenant did not pay the rent the Tenant owes.

These applications were heard by videoconference on February 19, 2026.

The Tenant, the Tenant's legal representative, O. Varga, the Landlords and the Landlords' legal representatives H. Khabrani and M. Tchavoshi, attended the hearing.

At the hearing, the parties consented to the following order:

It is ordered that:

1. The Landlords' application is withdrawn.
2. The tenancy between the Landlords and Tenant ended on May 29, 2024.
3. On or before February 27, 2026, the Landlords shall pay the Tenant \$5,000.00 by delivering payment to the Tenant's legal representative's office.

February 24, 2026
Date Issued

Harry Cho
Vice Chair, 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.