



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

**File Number:** LTB-L-099531-25

**In the matter of:** 98 HILLCROFT DR  
MARKHAM ON L3S3Y2

**Between:** Chan Wai Cheong Landlord

**And**

Hasan Dhia Tenants  
Sircout Qassin Dia  
Sircout Maysa Dia

Chan Wai Cheong (the 'Landlord') applied for an order to terminate the tenancy and evict Hasan Dhia, Sircout Qassin Dia and Sircout Maysa Dia (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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 25, 2026.

The Landlord's legal representative, Cuiwen Hu, a licensed paralegal, and the Tenant together with his legal representative, Sriram Rangan, a licensed paralegal, 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 June 30, 2027.
2. If the unit is not vacated on or before June 30, 2027, then starting July 1, 2027, 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 July 1, 2027.

**March 2, 2026**  
**Date Issued**

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Christina Budweth  
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 January 1, 2028 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.