



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

File Number: LTB-L-098405-25

In the matter of: 313 HOLLYBERRY TRAIL
NORTH YORK ON M2H 2P5

Between: Ang Li Landlord

And

Adriel Gerard O'Malley Tenants
Fernanda Leite Santos O'Malley

Ang Li (the 'Landlord') applied for an order to terminate the tenancy and evict Adriel Gerard O'Malley and Fernanda Leite Santos O'Malley (the 'Tenants') because:

- the Landlord has 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 25, 2026. The Landlord, Ang Li, and the Tenant, Adriel Gerard O'Malley, on behalf of the Tenants attended the hearing. The Tenant did not speak with Duty Counsel prior to the hearing

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenants vacated the rental unit on February 14, 2026.
2. The Landlord has compensated the Tenants an amount equal to one month's rent by February 25, 2026.
3. The Tenants will remove the inflatable hot tub from the property on or before March 16, 2026.

On consent, it is ordered that:

1. At the mediation, the Landlord sought to withdraw the application, and I consented to the request.

2. This L2 application having been withdrawn, the LTB's file is closed.

March 11, 2026

Date Issued

Pauline Brewster

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.