



Order under Sections 69 and 135 Residential Tenancies Act, 2006

File Numbers: LTB-L-083156-25
LTB-T-077881-25

In the matter of: 3 INNISCROSS CRES
SCARBOROUGH ON M1V2S8

Between: Jie Lin Landlord

And

Nicole Wray Tenant
Gregory Hall

Jie Lin (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Wray and Gregory Hall (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. **This is the L2 application.**

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

Nicole Wray and Gregory Hall (the 'Tenant') applied for an order determining that Jie Lin (the 'Landlord') collected or retained money illegally. **This is the T1 application.**

These applications were heard by videoconference on January 27, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Yun Tao Li.

Agreed Facts:

1. The parties agree the Landlord can deposit the rent cheque for November 2025.
2. The parties also agree the Landlord can keep the last month rent deposit held in lieu of waiving the L1 application LTB-L-100544-25.
3. The Landlord agrees to provide a positive reference confirming the Tenant is up to date with their rent.

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 on or before March 1, 2026.

2. If the unit is not vacated on or before March 1, 2026, then starting March 2, 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 March 2, 2026.
4. The Landlord shall waive the rent arrears and withdraw the L1 application (LTB-L-100544-25). As of the date of this order, it appears the Landlord has complied with this requirement.
5. The Tenant's application LTB-T-077881-25 is dismissed as withdrawn.

March 5, 2026
Date Issued

Sonia Anwar-Ali
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.