



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-011041-26

In the matter of: 1008E, 576 FRONT ST W
TORONTO ON M5V1C1

Between: Gailor Solutions Inc. Landlord

And

Ngoc Quynh Ngo Tenant
John Truong Giang Ngo
Canh-Chuong Ngo

Gailor Solutions Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ngoc Quynh Ngo, John Truong Giang Ngo and Canh-Chuong Ngo (the 'Tenant') because the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on March 10, 2026.

The Landlord's agent Peter Pereira, the Landlord's representative Allistair Trent, and the Tenant's representatives Calvin Huong and Camille Deu attended the hearing. The Tenant was first represented by Mr. Huong, but then later by Ms. Deu.

Determinations:

1. At the outset of the hearing the Tenant's representative sought an adjournment. The adjournment request was denied. While the Tenant's representative had other commitments those commitments did not extend into the afternoon, and the hearing block was scheduled for the full day. The Tenant's representative's submissions that a medical issue of the Tenant required an adjournment was too vague to justify granting the request.

Additionally, no doctor's note was provided. I was also satisfied that the Landlord's materials had been sent to the Tenant and that the Tenant had sufficient time to prepare.

2. When the matter was recalled in the afternoon the parties had reached consent. As part of that consent the Landlord agreed to keep the information about why the tenancy ended confidential. I told the parties that I could only record that the Landlord would not share information about why the tenancy ended as an agreed fact but that it was not something I would order. I told the parties that the order is a document available to the public. No request was made for a confidentiality order, nor would one have been granted. The test for such an order is a high bar which would not have been met in these circumstances.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 17, 2026.
2. If the unit is not vacated on or before April 17, 2026, then starting April 18, 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 April 18, 2026.
4. The Tenant shall allow the Landlord access to the rental unit to perform repairs. The Landlord must provide a notice of entry that complies with the *Residential Tenancies Act*, 2006.
5. The Tenant shall not smoke inside the residential complex.

March 16, 2026
Date Issued

Amanda Kovats
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.