



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

File Number: LTB-L-005682-26

In the matter of: 25, 2035 SOUTH MILLWAY
MISSISSAUGA ON L5L 1R7

Between: Feng Zhang
Wei Sun Landlord

And

Nida Khan
Adnan Khan Tenant
Anam Soofi

The parties agreed to remove Ayah Khan as a Tenant to this application.

Feng Zhang and Wei Sun (the 'Landlord') applied for an order to terminate the tenancy and evict Nida Khan, Adnan Khan and Anam Soofi (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 application was scheduled for a merits hearing, via video conference, on April 2, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. Anam Soofi attended on behalf of the Tenants. The Landlords both participated and were represented by Yan Li.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

Agreed Facts:

- a. Statutory compensation for the N12 notice of termination, which was due to the Tenants pursuant to the provisions of the Residential Tenancies Act, has been paid in compliance with the RTA.
- b. The N12 compensation was paid via cheque to the Tenants. The Tenant shall deposit/cash the cheque as soon as possible.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2026.
2. **If the unit is not vacated on or before August 31, 2026, then starting September 1, 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 September 1, 2026.**
4. If the rental unit has not been vacated on or before August 31, 2026, the Landlord may also collect a per diem rate of \$69.04 (based on \$2 100.00 per month X 12 months / 365 days) for use of the unit starting September 1, 2026 to the day the Tenants vacate the unit.
5. The last month's rent deposit shall be applied to the period August 1 – 31, 2026.
6. With ten (10) days written notice to the Landlord, the Tenants may terminate the tenancy prior to August 31, 2026 and the last month's rent deposit shall be applied accordingly.

April 7, 2026
Date Issued

Susan Parsons
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.

In accordance with Section 81 of the Act, the part of this Order relating to the eviction expires on March 1, 2027 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.

