



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

**File Number:** LTB-L-008533-26

**In the matter of:** 5446 LANDSBOROUGH AVE  
MISSISSAUGA ON L5R3X2

**Between:** Po Yue Cheng Landlords  
Donald Kam Chuen Cheng

**And**

Moataz Sherif Tenants  
Sherin Hussein Gharib

Po Yue Cheng and Donald Kam Chuen Cheng (the 'Landlords') applied for an order to terminate the tenancy and evict Moataz Sherif and Sherin Hussein Gharib (the 'Tenants') because:

- the Landlords in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlords, represented by Zi Yi Liu and the Tenants, represented by Bavithra Vigneswararajah engaged in the Online Dispute Resolution Tool (ODR) on the Tribunal Ontario Portal and entered settlement discussions and mutually agreed to resolve all matters arising in the application and requested an Order on consent.

### **The parties agreed that:**

1. One month compensation was paid on January 6, 2026, to both Tenants, however, upon request of the Tenants, the compensation was reissued on April 6, 2026, to Moataz Sherif for both Tenants.
2. The Tenants shall leave the rental unit in a broom swept condition.
3. All personal belongings and garbage shall be removed on or before the termination date.
4. Any property remaining in the unit after the termination date shall be deemed abandoned, and the Landlords may dispose of such property without further notice or liability to the Tenants.
5. Vacant possession also includes the removal of all the occupants and the return of the keys/fobs to the Landlord.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 25, 2026.
2. The Landlords shall waive the monthly rent of \$2,975.45 for the months of April and May 2026. The rental period is from March 26 to April 25, 2026, and April 26 to May 25, 2026.
3. The last month's rent deposit of \$2,700.00 shall be applied to the last month of the tenancy. The last month of the tenancy is from May 26 to June 25, 2026. This amount shall be considered to fulfill the full rent payment for the same rental period.
4. The Landlords shall pay the Tenants an additional month compensation in the amount of \$2,970.45. This amount shall be paid to Moataz Sherif, on behalf of both Tenants, on or before June 25, 2026, and upon return of the keys.
5. If the unit is not vacated on or before June 25, 2026, then starting June 26, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after June 26, 2026.

**April 14, 2026**  
**Date Issued**

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Cheryl Lavoie  
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 of the Tenant expires on December 25, 2026 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.