



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005301-26

In the matter of: 17 MEDACA ST
NORTH YORK ON M2J4G7

Between: Tao Hong Landlord

And

Maria Margarita Rodriguez Garces Tenants
Ray Martinez Rodriguez

Tao Hong (the 'Landlord') applied for an order to terminate the tenancy and evict Maria Margarita Rodriguez Garces and Ray Martinez Rodriguez (the 'Tenant's) 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 heard by videoconference on April 9, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord Tao Hong and the Tenants Maria Margarita Rodriguez Garces and Ray Martinez Rodriguez participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

Agreed facts:

1. The Landlord and Tenants agreed to end the tenancy on July 31, 2026.
2. The Landlord has compensated the Tenants an amount equal to one month's rent on November 24, 2025.
3. The Landlords' application claims a rent deposit in the amount of \$2,178.00 was collected by the Tenants. The Tenants assert that a rent deposit in the amount of \$2,178.00 was collected.
4. The Last month rent on deposit will go towards the last month of the tenancy, July 2026

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
2. The Landlord has compensated the Tenants an amount equal to one month's rent on November 24, 2025.
3. The Last month deposit will be applied to July 2026 rent.
4. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 August 1, 2026

April 13, 2026
Date Issued

Monique Browne
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 Tenants expires on February 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.