



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

File Number: LTB-L-107418-25

In the matter of: 708, 350 CHURCH ST
WINDSOR ON N9A7C8

Between: Ka Wah Manor Landlord

And

Eric Ng Tenant
Lie Lieng

Ka Wah Manor (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Ng and Lie Lieng (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.

This application was heard by videoconference on March 9, 2026.

The Tenant was represented at the hearing by Tori-Lee Jenkins. The Landlord was represented by Cameron Parrott

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. **The Tenant shall not tamper with or disable any smoke detectors or fire safety equipment in the rental unit or residential complex for a period of twelve months, ending March 8, 2027.**
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026 at 4.00% annually on the balance outstanding.

April 10, 2026
Date Issued

Bryan Delorenzi
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.