



**Order under Section 77
Residential Tenancies Act, 2006**

File Number: LTB-L-034473-26

In the matter of: 1111, 1070 SHEPPARD AVE W
NORTH YORK ON M3J0G8

Between: Benzhong Zhao Landlord

And

Don George Tenants
Janet George

Benzhong Zhao (the 'Landlord') applied for an order to terminate the tenancy and evict Don George and Janet George (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlord and Tenants entered into an agreement to terminate the tenancy as of August 30, 2026.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before August 30, 2026.
2. If the unit is not vacated on or before August 30, 2026, then starting August 31, 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 August 31, 2026.

April 24, 2026
Date Issued

Trish Carson
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.

The Tenants have until May 4, 2026, to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants file the motion by May 4, 2026, the order will be stayed, and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 28, 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.