



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011991-26

In the matter of: 2084 THORNLEA DR
OAKVILLE ON L6L 1K6

Between: Yongmei Zhang Landlord

And

Selma Altinkum Tenants
Mengu Pasinli

Yongmei Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Selma Altinkum and Mengu Pasinli (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 28, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenants attended and consulted with Tenant Duty Counsel prior to mediation. The Landlord, the Landlord's Interpreter, Ronald Huang, and the Landlord's Legal Representative, Yun Tao Li, also participated.

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.

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 October 31, 2026.
2. **If the unit is not vacated on or before October 31, 2026, then starting November 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 November 1, 2026.**
4. The last month's rent deposit shall be applied to the last month of the tenancy.

5. With five (5) days written notice to the Landlord, the Tenants may terminate the tenancy prior to October 31, 2026 and the last month's rent deposit shall be applied accordingly.

May 4, 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 May 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.