



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-053078-25

In the matter of: 4291 BEACON LANE
MISSISSAUGA ON L5C3V8

Between: Lynda Sue Aguinaldo
Frandy Correa Unza
Roman Jorge Aguinaldo Unza

Tenants

And

Nghi Nguyen
Van Tran

Landlords

Lynda Sue Aguinaldo, Frandy Correa Unza and Roman Jorge Aguinaldo Unza (the 'Tenants') applied for an order determining that Nghi Nguyen and Van Tran (the 'Landlords'):

- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

This application came before the Board for an Adjudicative Case Conference ('ACC'), which was heard by videoconference on May 11, 2026. The Tenants, Lynda Sue Aguinaldo and Frandy Correa Unza and the Landlord, Nghi Nguyen, attended the ACC. The Landlord was assisted by Anh Nguyen.

At the ACC, the parties consented to the following order.

It is ordered on consent that:

1. The Tenants' application is withdrawn.
2. The Landlords shall waive all arrears of rent and interest owing as a result of the order under LTB-L-072888-24.
3. This resolves all matters arising from the tenancy.

May 14, 2026
Date Issued

Curtis Smith
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.