



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-083415-23

In the matter of: 1902 - 33 University Avenue, Toronto, ON M5J
2S7

Between: Xin Zhan Landlords
Ye Jia

and

Trini Tu-Quynh Phan Vo Tenants
Timothy Tsz Ho Cheng

Ye Jia and Xin Zhan (the 'Landlords') applied for an order permitting the rent charged to be increased by more than the guideline for one or more of the rental units in the residential complex.

A Case Management Hearing took place by videoconference on February 17, 2026.

The following parties attended the hearing: the Landlord, Ye Jia and the Tenants, Trini Tu-Quynh Phan Vo and Timothy Tsz Ho Cheng.

At the Case Management Hearing the parties agreed to the following:

1. The Tenants will vacate the rental unit on or before May 17, 2026.
2. The Landlords waive the rent for March 2026, due on March 17, 2026, in the amount of \$2,153.75.
3. At the case management hearing, the parties exchanged and signed an N11 Agreement to Terminate a Tenancy.
4. The parties acknowledge that if the Tenants do not vacate the unit as agreed in the N11, the Landlords may proceed with an L3 Application to Terminate a Tenancy.
5. The Landlords withdraw their L5 Application.
6. The Landlords collected a Last Month's Rent (LMR) deposit of \$2,000.00 on April 1, 2021. This deposit will be applied to the last month of the tenancy.

7. Any interest that may be owing on the LMR deposit is waived. The parties further agree that the \$2,000.00 LMR deposit will be accepted by the Landlords as full satisfaction of the rent for the final month of the tenancy, despite the current monthly rent being \$2,153.75.

On consent of the parties, it is ordered that:

1. At the case management hearing the Landlords sought to withdraw their L5 application, and I consented to the request.
2. The application having been withdrawn; the LTB's file is closed.

May 5, 2026
Date Issued

Sarah Visnovec
Hearings Officer, 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.