



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

**File Number:** LTB-L-107140-25

**In the matter of:** Unit 807, 2015 Sheppard Ave East  
North York ON M2J0B3

**Between:** Ping Fen Wu Landlords  
Ngoc Dinh Ha

**And**

Lucy Voce Tenant

Ping Fen Wu and Ngoc Dinh Ha (the 'Landlords') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Lucy Voce (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another tenant.

The application was scheduled to be heard by video conference on May 19, 2026. Raymond Lee, Licenced Paralegal, represented the Landlords. Both Landlords were in attendance. The Landlords' children, Reuben Ha and Connie Perger, were present as support and to translate between English and Cantonese. The Tenant attended and was self-represented.

Through private discussion prior to the start of the hearing, the parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The tenancy is terminated, and the Tenant must vacate the unit on or before August 31, 2026.
- b. The Tenant agrees to pay rent in full and on time until the end of the tenancy.
- c. The current monthly rent is \$1,850.00. It is due on the 1<sup>st</sup> of each month.
- d. There is no last month rent deposit.
- e. The Tenant agrees to return the unit to the Landlords in a clean state without any further damage beyond wear and tear.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 31, 2026.

2. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlords 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 Landlords on or after September 1, 2026.
4. The Landlords shall not pursue or require the Tenant to pay the charge back fee imposed from the management office of the residential complex in the amount of \$1,641.50. These amounts have been waived.
5. The Tenant, occupants, and any guests of the unit, shall not engage in behaviour that will lead to any further incidents, or warning reports, regarding the Tenant's dog or the behaviour of the Tenant, occupants or guests of the unit.

**May 22, 2026**  
**Date Issued**

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Joanne Lolato  
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.