



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-045543-25-RV

In the matter of: Main Floor unit, 403 PALISER CRES N
RICHMOND HILL ON L4C1R5

Between: Yuk Ping Pong Landlords
Po Ki Li

And

Dimitrios Karanikas Tenants
Paraskivi Sfikas

Yuk Ping Pong and Po Ki Li (the 'Landlords') applied for an order to terminate the tenancy and evict Dimitrios Karanikas and Paraskivi Sfikas (the 'Tenants') because:

- the Landlords in good faith require possession of the rental unit for the purpose of residential occupation for at least one year.

This application was resolved by order LTB-L-045543-25 issued on November 12, 2025.

On December 11, 2025, the Landlords requested a review of the order

On December 15, 2025 interim order LTB-L-045543-25-RV-IN was issued, staying the order issued on November 12, 2025.

The review request was scheduled to be heard by videoconference on February 5, 2025. Instead, the Landlords' Legal Representative, Max Skrow, the Landlords, the Tenants' Legal Representative, Steven Li and the Tenants participated in a mediation session. The parties reached an agreement and requested an order on consent to resolve the request.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The tenancy between the Landlords and the Tenants is terminated as of August 31, 2027.
2. The Tenants must give the Landlords at least two weeks' notice in the event that they move out earlier than August 31, 2027.
3. The Landlords collected a rent deposit of \$500.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit shall be applied to the rent owing for August 31, 2027, which is the last rental period of the tenancy if the tenancy is terminated.

4. 1 month compensation of \$1,920.25 has already been paid to the Tenants by the Landlords.

It is ordered on consent that:

1. The request to review order LTB-L-045543-25, issued on November 12, 2025 is granted.
2. Order LTB-L-045543-25, issued on November 12, 2025 is cancelled and replaced with this order.
3. The tenancy between the Landlords and the Tenants is terminated and the Tenants must move out of the rental unit on or before August 31, 2027.
4. If the unit is not vacated on or before August 31, 2027, then starting September 1, 2027, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 September 1, 2027.

May 26, 2026
Date Issued

Shadiyah Stoute
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 of the Tenant expires on March 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.

