



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-081222-25

In the matter of: 107, 199 WILSON AVENUE
NORTH YORK ON M5M3A9

Between: Sophie Hoang Tenant

And

Ronald Michael Tam
Viron Properties Inc. Landlords

Sophie Hoang (the 'Tenant') applied for an order determining that Ronald Michael Tam and Viron Properties Inc. (the 'Landlords'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on June 3, 2026.

The Tenant and the Landlords' legal representative Eric Steiman attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties Agree:

1. The application is amended to add Viron Properties Inc. as a Landlord party.
2. The application is amended to request termination of the tenancy on June 30, 2026.
3. This order is made for the purpose of resolving disputed claims and is not an admission of liability or responsibility.

It is ordered on consent that:

1. The Landlords shall pay to the Tenant \$13,000.00 by cheque on or before June 5, 2026.

2. If the Landlords do not pay the Tenant the full amount owing by June 5, 2026, the Landlords will owe interest. This will be simple interest calculated from June 6, 2026, at 4.00% annually on the balance outstanding.
3. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
4. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlords 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 Landlords on or after July 1, 2026.
6. This order resolves all issues between the parties up to the date the Tenant vacates the rental unit.

June 8, 2026
Date Issued

Kyle McGraw

Member, 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 January 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.