



**Order under Section 77
Residential Tenancies Act, 2006**

File Number: LTB-L-047279-26

In the matter of: 6 MEADOWLAND DR.
BRAMPTON ON L6W2R4

Between: Lei Cai Landlords
Wanmei Chen

And

Abhishek Hans Tenants
Navdeep Singh Matharoo

Lei Cai and Wanmei Chen (the 'Landlords') applied for an order to terminate the tenancy and evict Abhishek Hans and Navdeep Singh Matharoo (the 'Tenants') because the Tenants gave notice to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Tenants gave the Landlords notice to terminate the tenancy effective June 25, 2026.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenants to pay the application filing fee as costs.

It is ordered that:

1. The tenancy between the Landlords and Tenants is terminated. The Tenants must move out of the rental unit on or before June 25, 2026.
2. If the unit is not vacated on or before June 25, 2026, then starting June 26, 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 June 26, 2026.

June 8, 2026

Date Issued

Trish Carson

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.

The Tenants have until June 18, 2026, to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants file the motion by June 18, 2026, the order will be stayed, and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 26, 2026, 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.