



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-051734-26

In the matter of: PH 112, 138 DOWNES ST
TORONTO ON M5E0E4

Between: Chengfu Liu Landlords
Huizhi Xu

And

Jervin Jerry Pereira Tenant

Chengfu Liu and Huizhi Xu (the 'Landlords') applied for an order to terminate the tenancy and evict Jervin Jerry Pereira (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlords and Tenant entered into an agreement to terminate the tenancy as of June 15, 2026, and the Tenant did not move out of the rental unit by the termination date set out in the agreement.
2. Since the Tenant did not move out of the rental unit by the termination date, the Landlords was required to file the application to obtain vacant possession. Therefore, the Tenant is responsible for paying the Landlords for the \$186.00 application filing fee incurred.

It is ordered that:

1. The tenancy between the Landlords and Tenant is terminated. The Tenant must move out of the rental unit on or before July 3, 2026.
2. If the unit is not vacated on or before July 3, 2026, then starting July 4, 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 July 4, 2026.
4. The Tenant shall pay to the Landlords \$186.00, for the cost of filing the application.

5. If the Tenant does not pay the Landlords the full amount owing on or before July 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 4, 2026, at 4.00% annually on the balance outstanding.

June 22, 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 tenant has until July 2, 2026, to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by July 2, 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 January 4, 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.