



**Order under Section 77(8)
Residential Tenancies Act, 2006**

File Number: LTB-L-032353-26-SA

In the matter of: 3320, 30 Shore Breeze Dr
ETOBICOKE ON M8V0J1

Between: Yitong Ren Landlord

And

Tamim Wassi Tenant

Yitong Ren (the 'Landlord') applied for an order to terminate the tenancy and evict Tamim Wassi (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-032353-26, issued on April 27, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-032353-26.

The motion was heard by videoconference on June 18, 2026.

The Landlord, the Landlord's Legal Representative Ron Wei Yu, the Tenant, the former Tenant Ethyn Carlyle, and the Tenant's witness Maral Mansoubi attended the hearing. Both the Tenant and the former Tenant met with Tenant Duty Counsel prior to the hearing.

At the hearing, the parties consented to the following order:

Determinations:

1. The parties agree that Tamim Wassi is a Tenant and that Ethan Carlyle be removed as a party from this application.

It is ordered that:

1. The motion to set aside Order LTB-L-032353-26, issued on April 27, 2026, is granted.
2. Order LTB-L-032353-26, issued on April 27, 2026, is set aside and cannot be enforced.
3. The order is amended as follows:

4. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
5. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 August 1, 2026.
7. The Tenant agrees to pay May and June's rent, totaling \$4,500.00 on or before June 23, 2026, at 5:00 pm.
8. Should the unit's shower be repaired on or before June 30, 2026, July's month rent shall be \$2,750.00. Should the unit's shower not be repaired by that date, the lawful monthly rent shall be \$2,250.00.
9. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges.
10. The reduction of rent as considered in paragraph 8 shall resolve all maintenance issues concerning the rental unit up to the date of the hearing.

June 23, 2026
Date Issued

Jagger Benham
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 February 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.