



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

File Number: LTB-L-038182-26-SA

In the matter of: 61 MUSCADEL RD
WOODBIDGE ON L4H3H6

Between: YICHENG LIU Landlords
KEXIN DONG

And

STEPHANIE ZAMBRANO Tenants
ANDREW VILAGOMEZ (also known as
VILLAGOMEZ)

YICHENG LIU and KEXIN DONG (the 'Landlords') applied for an order to terminate the tenancy and evict STEPHANIE ZAMBRANO and ANDREW VILAGOMEZ (also known as VILLAGOMEZ) (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

The Landlords' application was resolved by order LTB-L-038182-26, issued on May 5, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-038182-26.

The motion was heard by videoconference on June 23, 2026. The Landlord Yicheng Liu, represented by Julie Zhu, and the Tenants' representative Linda Flores, attended the hearing.

The Landlord consents to the Tenants' motion to set aside. At the hearing the parties consented to the following order.

The Tenants agree to pay the Landlord \$2,950 on or before July 1, 2026, the last month rent deposit will be applied to July rent, and the parties agree that this is in full and final settlement of all issues that arose from the tenancy to the date of this hearing.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-038182-26, issued on May 5, 2026, is granted.
2. Order LTB-L-038182-26, issued on May 5, 2026, is set aside and cannot be enforced.
3. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.

4. 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.
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 August 1, 2026.
6. The Tenants shall pay to the Landlord \$2,950.00 on or before July 1, 2026.
7. If the Tenants do not pay the Landlord the full amount owing on or before July 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

June 29, 2026

Date Issued

Greg Joy

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.

