



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

File Number: LTB-L-053948-26

In the matter of: 405, 18 MAITLAND TERR.
TORONTO ON M4Y0H2

Between: Mark Mandelbaum Landlords
Barry Fenton

And

Cally Zeng Tenants
Yuan Ying Zeng

Mark Mandelbaum and Barry Fenton (the 'Landlords') applied for an order to terminate the tenancy and evict Cally Zeng and Yuan Ying Zeng (the 'Tenants') because the Tenants entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlords and Tenants entered into an agreement to terminate the tenancy as of July 31, 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 July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 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 August 1, 2026.

June 29, 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 July 9, 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 July 9, 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 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.