



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-041300-26

In the matter of: 105 WHITLEY AVE
NORTH YORK ON M3K1A1

Between: Lingxin Meng Landlord

and

Larisha Stewart, Jeya Balan Tenants

Lingxin Meng (the 'Landlord') applied for an order to terminate the tenancy and evict Larisha Stewart and Jeya Balan (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was scheduled to be heard by videoconference on June 18, 2026. Instead, the Tenants and the Landlord's Legal Representative Yun Tao Li engaged in private settlement discussions. Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The Tenants received the N12 compensation as a waiver of the lawful monthly rent for May 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated July 31, 2026.
2. 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.
3. 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.

June 26, 2026
Date Issued

Lindsay Phomin
Hearings Officer, 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.