



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

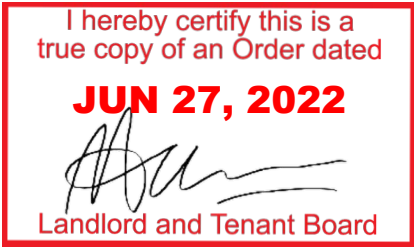
**File Number:** TNL-36823-22-SA

**In the matter of:** 2 HARTMOOR STREET  
MARKHAM ON L6E2E1

**Between:** Wenqi Shan

**and**

Huan Cao



Landlord

Tenant

Wenqi Shan (the 'Landlord') applied for an order to terminate the tenancy and evict Huan Cao (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy. That application was resolved by order TNL-36823-22 issued on April 26, 2022.

The Tenant filed a motion to set aside order TNL-36823-22.

This motion was heard by videoconference on June 21, 2022. The Landlord, Landlord's Legal Representative, Brett Lockwood, the Tenant and the Tenant's Legal Representative, Yun Tao Li, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

**At the hearing, the parties agreed:**

1. The tenancy will terminate August 20, 2022.
2. The Tenant agrees to pay \$3,812.33 on or before July 1, 2022. This amount represents the rent for July 2022 and per diem compensation for 20 days from August 1, 2022, to August 20, 2022.
3. The parties agree that the Tenant has the option to vacate the rental unit earlier than August 20, 2022, provided that the Tenant gives 5 days written notice to the Landlord.
4. The Landlord agrees to refund \$75.62 per day for each day that the Tenant vacates earlier than August 20, 2022.

**It is ordered that:**

1. Order TNL-36823-22, issued on April 26, 2022, is set aside and replaced by the following.

2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 20, 2022.
3. If the unit is not vacated on or before August 20, 2022, then starting August 21, 2022, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 21, 2022.

**June 27, 2022**  
**Date Issued**

  
Khalid Akram  
Member, Landlord and Tenant Board

Toronto North-RO  
47 Sheppard Avenue East, Suite 700, 7th Floor  
Toronto ON M2N5X5

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 21, 2023 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.