



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

Citation: Farhath v Liu, 2023 ONLTB 40316

Date: 2023-05-24

File Number: LTB-L-036392-23

In the matter of: 226, 251 HEMLOCK ST
WATERLOO ON N2L0H2

Between: Mumthaz Farhath Landlord

And

Eric Liu Tenants
Stephen Qilong Huang

Mumthaz Farhath (the 'Landlord') applied for an order to terminate the tenancy and evict Eric Liu and Stephen Qilong Huang (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 Landlord and Tenants entered into an agreement to terminate the tenancy as of August 27, 2023.
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 Landlord and Tenants is terminated. The Tenants must move out of the rental unit on or before August 27, 2023.
2. If the unit is not vacated on or before August 27, 2023, then starting August 28, 2023, 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 28, 2023.

Order Page 1 of 2

File Number: LTB-L-036392-23

2023 ONL TB 40316 (CanLII)

May 24, 2023

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 June 3, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the Tenants files the motion by June 3, 2023 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 28, 2024 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.

