



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

**Citation:** Liu v Itskovich, 2023 ONLTB 37406

**Date:** 2023-05-15

**File Number:** LTB-L-034132-23

**In the matter of:** 28 SPRINGER DR  
RICHMOND HILL ON L4C0E9

**Between:** Jinwen Liu Landlords  
Zhenzhen Chu

**And**

Shmuel Itskovich Tenant

Jinwen Liu and Zhenzhen Chu (the 'Landlords') applied for an order to terminate the tenancy and evict Shmuel Itskovich (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

**Determinations:**

1. The Landlords and Tenant entered into an agreement to terminate the tenancy as of April 30, 2023.
2. Since the application was filed on a no-fault basis, before the termination date, it is not appropriate to require the Tenant to pay the application filing fee as costs.

**It is ordered that:**

1. The tenancy between the Landlords and Tenant is terminated. The Tenant must move out of the rental unit on or before May 26, 2023.
2. If the unit is not vacated on or before May 26, 2023, then starting May 27, 2023, 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 May 27, 2023.

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2023 ONL TB 37406 (CanLII)

**May 15, 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 tenant has until May 25, 2023 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by May 25, 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 November 27, 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.

