



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

Citation: Li v Bayliss, 2023 ONLTB 28331

Date: 2023-04-05 **File Number:**
LTB-L-009086-23-SA

In the matter of: 215 ARMSTRONG CRES BRADFORD
ON L3Z0L4

Between: Hong Li Landlord

And

Caleb Bayliss and Judy Bayliss Tenant

Hong Li (the 'Landlord') applied for an order to terminate the tenancy and evict Caleb Bayliss and Judy Bayliss (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-009086-23, issued on February 22, 2023. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-009086-23 issued on February 22, 2023. The motion was heard by videoconference on March 20, 2023.

The Landlord, the Landlord's representative Rong Wei Yu, the Tenants and the Tenant's representative Erli Bregu attended the hearing.

At the hearing, the parties consented to the following order:

Agreed Facts:

1. The Tenant agrees to pay the Landlord the balance of March 2023 rent owing, in the amount of \$1465.00, forthwith.
2. The Tenant agrees to pay the Landlord rent in the amount of \$2215 for the month of April 2023, on or before April 1, 2023.
3. The Tenant agrees to pay the Landlord rent in the amount of \$2215 for the month of May 2023, on or before May 1, 2023.

4. The Landlord agrees to waive the monthly rent for June 2023.
5. The Landlord agrees to apply the Tenant's last month's rent deposit for the month of July 2023, with interest to be paid to the Tenant.

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6. On or before vacating the property, the Tenant agrees, at the Tenant's expense, to remove the deck built by the Tenant.
7. The parties agree the tenancy between the Landlord and Tenant will end on July 31, 2023.

It is ordered that:

8. The motion to set aside Order LTB-L-009086-23, issued on February 22, 2023, is denied.
9. The stay of Order LTB-L-009086-23 is lifted on July 31, 2023.

April 5, 2023 _____ **Date Issued**

Peter Nicholson

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.

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