



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

File Number: LTB-L-041878-24

In the matter of: 640 TRETHERWEY DR
NORTH YORK ON M6M4C3

Between: Quyen Thuy Lu

And

Hoang Truong
Matthew Truong

I hereby certify this is a
true copy of an Order dated
AUG 29, 2024
Landlord and Tenant Board

Landlord

Tenants

Quyen Thuy Lu (the 'Landlord') applied for an order to terminate the tenancy and evict Hoang Truong and Matthew Truong (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on August 15, 2024.

The Landlord and their legal representative, Ian Shemesh, and the Tenants and their legal representative, Joshua Colonnese, attended the hearing.

Agreed Upon Facts:

1. Based on the Monthly rent, the daily compensation is \$62.47. This amount is calculated as follows: \$1,900.00 x 12, divided by 365 days.
2. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before October 14, 2024.
2. If the unit is not vacated on or before October 14, 2024, then starting October 15, 2024, 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 October 15, 2024.

4. The Tenants shall also pay the Landlord compensation of \$62.47 per day for the use of the unit starting August 16, 2024 until the date the Tenants move out of the unit.

August 29, 2024
Date Issued



Dawn Carr
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenants expires on April 15, 2025 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.