



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-041506-25

In the matter of: 460 ARTHUR BONNER AVE
MARKHAM ON L6B1P6

Between: Mercedes Paris Stewart Roberts Tenant

And

Wai Leung Man Landlord

Mercedes Paris Stewart Roberts (the 'Tenant') applied for an order determining that Wai Leung Man (the 'Landlord') gave a notice of termination in bad faith.

Mediation was held on December 11, 2025. The following parties participated in the mediation: The Tenant, Mercedes Paris Stewart Roberts, the Landlord's representative, Jie Situ, the Landlord, Wai Leung Man, and the Landlord's interpreter, Helena Wong.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. Ujima Stewart was also a Tenant and was not listed on the application. Mercedes Paris Stewart Roberts had consent to speak on their behalf.
2. The Tenant has agreed to split the compensation received from the Landlord with Ujima Stewart.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$1330.00 on or before December 31, 2025.
2. If the Landlord does not pay the Tenant the full amount owing by December 31, 2025, the Landlord will owe interest. This will be simple interest calculated from January 1, 2026 at 4.00% annually on the balance outstanding.

3. This consent order resolves all matters raised in the application and all matters arising from the tenancy. This is a full and final resolution of all issues to the tenancy.

January 7, 2026

Date Issued

Rolland Roopchand

Hearings Officer, 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.