



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

File Number: LTB-T-058784-22

In the matter of: 20 SHEROOD FOREST DRIVE
MARKHAM ON L3P1P7

Between: REBECCA BANTING Tenant

And

SHUHE YANG Landlord

And

SONG ZHENG Purchaser

REBECCA BANTING (the 'Tenant') applied for an order determining that SHUHE YANG (the 'Landlord') and Song Zheng (the 'Purchaser') gave a notice of termination in bad faith.

This application was heard by videoconference on July 14 and December 23, 2025.

The Landlord, the Landlord's legal representative Jie Situ, the Purchaser, the Tenant's legal representative Kimberley Farrell and the Tenant attended the hearing. At the hearing the parties reached a consent. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The application is amended to add Song Zheng as the Purchaser/Respondent to the T5 application.
2. The Purchaser shall pay the Tenant \$18,000.00 as compensation relating to the T5 application. On December 19, 2025 the Purchaser provided \$18,000.00 to the Landlord's legal representative in trust.
3. On or before December 27, 2025 the Landlord's legal representative shall release \$18,000.00 payable to the Tenant by certified cheque, bank draft, or money order and send it to 39 – 150 Gateshead Crescent, Stoney Creek, Ontario, L8G 4A7.

4. The parties agree that this resolves the T5 application, amended T5 application, and all issues with the tenancy.

January 6, 2026
Date Issued

Brett Lockwood
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.