



Order under Section 57 Residential Tenancies Act, 2006

File Number: LTB-T-036848-25

In the matter of: 2, 88 Lavinia Ave
Toronto ON M6S 3H8

Between: Raha Javanfar Tenants
William Fraser Melvin

and

Phuong Thi Thuyet Lau Landlords
William Hieng Lau
Christopher Lau

Raha Javanfar and William Fraser Melvin (the 'Tenants') applied for an order determining that Phuong Thi Thuyet Lau, William Hieng Lau and Christopher Lau (the 'Landlords') gave a notice of termination in bad faith.

This application was scheduled for videoconference on January 14, 2026.

The Landlords, the Landlords' Agent and son Christopher Lau, the Landlords' Representative Judith Callender, the Tenants, and the Tenants' Representative Brittney-Rose Ward engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

It is ordered on consent of the parties that:

1. The tenancy between the Landlords and the Tenants terminated May 31, 2024.
2. The Landlords shall pay the Tenants \$1,000.00 on or before January 16, 2026.
3. This order is in full and final settlement of all issues related to this tenancy.

January 22, 2026
Date Issued

Denise Hannivan
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.