



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

File Number: LTB-T-046390-25

In the matter of: 1407 GREENRIDGE CIR
OAKVILLE ON L6M2K2

Between: Sunyoung Kim Tenant

And

Yine Hu Landlord

Sunyoung Kim (the 'Tenant') applied for an order determining that Yine Hu (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on February 5, 2026. The Landlord, the Landlord's legal representative, Julie Jing Zhu, and the Tenant were in attendance. A mandarin interpreter, Emily Wang, was present throughout the session and provided interpretation services as required for the Landlord.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

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

I was satisfied the parties understood the consequences of their consent.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$8,250.00, which represents compensation for the claims submitted by the Tenant regarding a termination in bad faith.
2. The Landlord shall pay the Tenant the full amount owing as follows:
 - a) \$4,500.00 on or before February 10, 2026; AND
 - b) \$3,750.00 on or before February 24, 2026.
3. If the Landlord defaults on any of the payments noted in paragraph 2 of this order, the outstanding balance will become immediately due, and the Landlord will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').

4. The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as result of this order.

February 9, 2026
Date Issued

Sonja Hudson
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.