



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

File Number: LTB-T-041429-25

In the matter of: 133 COON'S RD
Richmond Hill ON L4E 2M9

Between: Marina Sorokina Tenants
Valentin Sorokin

And

Jinsong Fu Landlord

Marina Sorokina and Valentin Sorokin (the 'Tenants') filed a T5 application for an order determining that Jinsong Fu (the 'Landlord') gave a notice of termination in bad faith.

A hearing took place at the Landlord and Tenant Board on February 12, 2026 via video teleconference on VC line 131. The Tenants attended and were self-represented. The Landlord's Legal Representative Wen Liu attended with the Landlord and Leanne Ma who acted as a Mandarin interpreter for the Landlord.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. On or before February 19, 2026 the Landlord shall pay the Tenants the total sum of \$3,388.00 by e-transfer to the e-mail address of: valsorokin74@gmail.com
2. If the Landlord defaults on the payment of \$3,388.00 noted in paragraph 1, then effective February 20, 2026 any outstanding balances shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.

3. This order shall resolve all issues related to this application and all matters arising out of the tenancy on a full and final basis, such that neither party, the Tenants nor the Landlord, have any further claims and/or actions against the other, except for the Tenants to collect any monies that may become owing if the payment noted in paragraph 1 is not made on time and in full on or before February 19, 2026 as a result of this order.

February 20, 2026

Date Issued

Chris Jackson
Hearing 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.