



**Order under Section 31 & 57
Residential Tenancies Act, 2006**

File Number: LTB-T-069324-24

In the matter of: 1107, 111 St Clair Ave W
Toronto ON M4V1N5

Between: Farzaneh Mojiry Tenant

And

Yi Xing Landlords
Jin Zeng

Farzaneh Mojiry (the 'Tenant') applied for an order determining that Yi Xing and Jin Zeng (the 'Landlords'): substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

The Tenant also applied for an order determining that the Landlords gave a notice of termination in bad faith.

This application was heard by videoconference on February 11, 2026.

The Tenant, the Tenant's representative Bruce Parsons, and the Tenant's witness Farah Mojiry attended the hearing. The Landlord Yi Xing and the Landlord's representative Yun Tao Li also attended.

The parties reached a consent agreement. I was satisfied that the parties understood the consequences of their consent and proceeded to issue an order based on the agreed upon terms.

It is ordered on consent that:

1. The parties agree that this consent order resolves all matters with respect to the tenancy.
2. The Landlords shall pay to the Tenant \$27,000.00 according to the following schedule:
 - (a) The Landlords shall pay to the Tenant \$7,000.00 on or before March 1, 2026;
 - (b) The Landlords shall pay to the Tenant \$7,000.00 on or before April 1, 2026;
 - (c) The Landlords shall pay to the Tenant \$7,000.00 on or before May 1, 2026;
 - (d) The Landlords shall pay to the Tenant \$6,000.00 on or before June 1, 2026.

3. If the Landlords do not pay the Tenant the full amount owing by the deadlines outlined above, the Landlord will owe interest. This will be simple interest at 4.00% annually on the balance outstanding, commencing the day after a payment is due.

February 24, 2026

Date Issued

Madeline Ntoukas

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.