



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

File Number: LTB-T-075288-23

In the matter of: 27 GLADIATOR RD
MARKHAM ON L3P1J1

Between: Javier Perez Aguirre Tenants
Lucia Patricia Rivadeneira Rivera

And

Julian Deguzman Vendor Landlords
Jonathan Deguzman

And

Jie Cui Purchaser Landlord

Javier Perez Aguirre and Lucia Patricia Rivadeneira Rivera (the 'Tenants') applied for an order determining that Julian Deguzman, Jonathan Deguzman (the 'Vendor Landlords'), and Jie Cui (the 'Purchaser Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on February 25, 2026.

The Tenants legal representative, Maria Sturino, the Vendor Landlords legal representative, David Tepelenas, and the Purchaser's legal representative, Qiuling Yang, attended the hearing on behalf of their respective clients.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent of all parties, it is ordered that:

1. The total amount the Vendor Landlords shall pay the Tenants is \$16,000.00 in general compensation.
2. The Vendor Landlords shall pay the Tenants the full amount in two installments as follows:
 - \$8,000.00 on or by March 2, 2026;
 - \$8,000.00 on or by April 13, 2026.

3. If the Vendor Landlords do not pay the Tenants as required by paragraph 2 of this order, then the Vendor Landlords will owe interest. This will be simple interest calculated as of the default date at 4.00% annually on the balance outstanding.

March 5, 2026
Date Issued

Terri van Huisstede
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.