



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

File Number: LTB-T-028437-23

In the matter of: 350 MINGAY AVE
MARKHAM ON L6E0E7

Between: Fatimah Hammuda Tenant
Almuaz Abuabiad

And

Liping Yang Landlord
Yuxia Hao

Fatimah Hammuda and Almuaz Abuabiad (the 'Tenant') applied for an order determining that Liping Yang and Yuxia Hao (the 'Landlord') gave a notice of termination in bad faith.

Prior to the videoconference hearing on March 4, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Angela Makris, the Landlord, Fatimah Hammuda, the Tenant's Representative, Yun Tao Li, the Tenant's Mandarin translator, Yan Yan Su, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Landlord will e-transfer the total amount owing to the Tenant.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$5000.00. This amount represents:
 - \$5,000.00 for general compensation.
2. The Landlord shall pay the Tenant the full amount owing by March 13, 2026.

3. If there is a breach in payment, the balance becomes due and payable immediately and simple interest will be calculated as per the *Courts of Justice Act* on any balance outstanding.

March 5, 2026

Date Issued

Monica Dairo

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.