



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

File Number: LTB-T-044242-25

In the matter of: 89 QUEEN FILOMENA AV
MAPLE ON L6A0J1

Between: Yana Golerkansky Tenant

And

Xusheng Wang Landlord
Xusheng Wang

Yana Golerkansky (the 'Tenant') applied for an order determining that Xusheng Wang and Xusheng Wang (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on March 10, 2026.

Before the start of the hearing the Landlord, the Landlord's Legal Representative, Yun Tao Li and the Tenant's Legal Representative, Bryan Rubin, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Michelle Forrester provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$10,000.00. This amount shall be paid to the Tenant on or before March 26, 2026, by way of email money transfer to ygolerkansky@gmail.com.
2. If the Landlord does not pay the Tenant the full amount owing by March 26, 2026, the Landlord will owe interest. This will be simple interest calculated from March 27, 2026, at 4.00% annually on the balance outstanding.
3. If the Landlord does not pay the Tenant the full amount owing as set out in paragraph 1 above, the Tenant has the right starting March 27, 2026, to collect the full amount owing or any balance outstanding under this order.

4. This order resolves all issues to the tenancy and constitutes a full a final settlement of the matters between the parties.

March 17, 2026
Date Issued

Michelle Forrester
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.