



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

File Number: LTB-T-058988-25

In the matter of: 1507, 80 WESTERN BATTERY RD
TORONTO ON M6K3S1

Between: Jacqueline Leigh On Yeui Armstrong Tenants
Julie doe-kyoung Lee

And

Jean Fitzgerald Landlord

Jacqueline Leigh On Yeui Armstrong and Julie doe-kyoung Lee (the 'Tenants') applied for an order determining that Jean Fitzgerald and Landlord Property & Rental Management Inc. (the 'Landlords') gave a notice of termination in bad faith.

This application was scheduled to be heard by videoconference on March 11, 2026.

Tenant Legal Representative Brittney-Rose Ward, the Tenant, Landlord Jean Fitzgerald, Legal Representative Ian Shemesh representing J. Fitzgerald and Legal Representative Ashley Cassidy representing Landlord Property & Rental Management Inc. attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

It is ordered on consent that:

1. Landlord Property & Rental Management Inc. is removed as a party to the application.
2. Landlord Jean Fitzgerald shall pay the Tenants by e transfer \$4,750.00 on or before March 12, 2026, to resolve all matters related to the tenancy. The e transfer address is jlarstrong98@yahoo.ca.
3. If the Landlord does not pay the Tenants the full amount owing by March 12, 2026, the Landlord will owe interest. This will be simple interest calculated from March 13, 2026, at 4.00% annually on the balance outstanding.

March 19, 2026
Date Issued

Melinda Jamieson
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.