



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

File Number: LTB-T-064458-25

In the matter of: 12 MACBETH BLVD
ST CATHARINES ON L2T2M2

Between: Theresa Beauregard Tenant
Kevin Beauregard

And

XI YIE Landlord

Theresa Beauregard and Kevin Beauregard (the 'Tenant') applied for an order determining that XI YIE (the 'Landlord') gave a notice of termination in bad faith.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant in this decision's title of proceedings.

The application was scheduled to be heard by video conference on April 8, 2026. The Landlord attended and was represented by Julie Zhu. The Tenants were also present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Tenant applied for an order determining that the Landlord gave a notice of termination in bad faith.
- b. The Tenant vacated the rental unit on September 6, 2024.
- c. The Landlord agrees to pay the Tenant \$7,000.00 to resolve the application. Payment will be made through a payment plan, by e-transfer to kevhollywood@me.com.
- d. The Consent Order resolves all matters raised in the application and all matters arising from the Tenancy.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$7,000.00 to resolve the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
April 30, 2026	\$3,000.00
June 1, 2026	\$2,000.00
July 1, 2026	\$2,000.00

3. If the Landlord does not comply with the payment plan set out in paragraph 2, the balance immediately becomes due and owing and the Landlord will owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
4. The Tenant has the right, to collect the full amount owing or any balance outstanding under this order.
5. The Consent Order shall resolve all matters raised in the application and all matters arising from the Tenancy.

April 16, 2026
Date Issued

Helen Giannini
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.