



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

File Number: LTB-T-079775-25 & LTB-L-085031-25

In the matter of: 1789 William Lot
Oshawa ON L1K0Y2

Between: Donna Ptolemy Tenants
Randy Lee Victoria Ptolemy

And

Chen Jiu Chun Landlord

Donna Ptolemy (the 'Tenant') applied for an order determining that Joynet Realty (the 'Landlord') gave a notice of termination in bad faith.

This application was scheduled to be heard by videoconference on April 20, 2026.

Tenant Legal Representative Julia MacDonald, the Tenants, Landlord Legal Representative Jie Situ, Landlord Agent Cecilia Yang and the Landlord Chen Jiu Chun attended the hearing.

The parties agreed to pull forward LTB-L-079775-25; an application in which the Landlord applied for an order requiring that the Former Tenant pay rent and out-of-pocket costs.

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 applications.

The parties agreed:

- i. The Tenants moved on October 10, 2024.

It is ordered on consent that:

1. The March 4, 2026, request to amend is granted. Joynet Realty is removed as the Landlord and Chen Jiu Chun is added.
2. Randi Lee Victoria Ptolemy is added as a Tenant.
3. On or before May 31, 2026, the Landlord shall pay the Tenants \$13,460.00 by way of certified cheque made out to Donna Ptolemy and to be delivered to the Tenants Legal Representatives office.

4. If the Landlord does not pay the Tenants the full amount owing by May 31, 2026, the Landlord will owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
5. This resolves any and all matters related to the tenancy including the T5 and L10 applications.

April 22, 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.