



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

File Number: LTB-T-096133-23

In the matter of: 5206, 7 GRENVILLE ST
TORONTO ON M4Y0E9

Between: Hanyu Qi
Yushan Sun
Tenants

And

2533310 Ontario Limited
Landlord

Hanyu Qi and Yushan Sun (the 'Tenants') applied for an order determining that 2533310 Ontario Limited (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on April 23, 2026.

The Tenants, the Tenant's legal representative Mitchell Kent, the Landlord's agent Harvinder Singh Kahlon and the Landlord's legal representative Christina Nastas attended the hearing.

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 consequences of the joint submission.

Determinations:

1. On consent of the parties, the application is amended to properly identify the Landlord as 2533310 Ontario Limited.
2. The parties agree that the Landlord will pay to the Tenants \$10,000.00 in compensation in two installments as set out below. The payments will be made via interact e-transfer to skyqi97@gmail.com.
3. This consent order resolves all issues relating to the tenancy.

It is ordered that:

1. The Landlord shall pay the Tenants \$10,000.00 in compensation in accordance with the following schedule:
 - a) \$5,000.00 on or before May 7, 2026

b) \$5,000.00 on or before June 7, 2026.

2. Should the Landlord fail to make any of the payments mentioned in paragraph 1 in full or on time, the balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

April 28, 2026
Date Issued

Fabio Quattrociocchi
Member, 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.