



Order under Section 57 Residential Tenancies Act, 2006

File Number: LTB-T-076912-25

In the matter of: 723, 372 HIGHWAY 7 E
RICHMOND HILL ON L4B0C6

Between: Elaine Kam Wan Ho Tenant

And

Wai Ming Cheung Landlord

Elaine Kam Wan Ho (the 'Tenant') applied for an order determining that Wai Ming Cheung (the 'Landlord') gave a notice of termination in bad faith.

The application was heard by videoconference on April 30, 2026. The Tenant, the Tenant's support, Eleanor Tong (Tenant's daughter), the Landlord and the Landlord's support Rupert Cheung (Landlord's son) attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. 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.

Agreed Facts:

1. While in mediation the Landlord made the payment, ordered under this order, to the Tenant via electronic transfer (e-transfer) at the email address elaine.ho.0129@gmail.com. The Tenant confirmed receipt of the amount of \$500.00.

On consent it is ordered that:

1. The Landlord shall pay to the Tenant \$500.00 in full and final resolution of the Tenant's T5 application.
2. The Landlord shall pay to the Tenant the amount set out in paragraph 1 on April 30, 2026.
3. If the Landlord fails to make the payment in accordance with paragraphs 1 and 2 above, the full balance owing becomes due and payable immediately and the Landlords will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

4. This Order settles all matters arising from this tenancy and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction. This includes, but is not limited to, monetary compensation or otherwise.

May 4, 2026
Date Issued

Floredana Ungureanu
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.