



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

**File Number:** LTB-T-103130-25

**In the matter of:** 3507 KLONDIKE AVE  
WINDSOR, ON, N8W5V4

**Between:** Gabriel Bashir  
Ashley Plane Tenants

**and**

Jie Liu Landlord

- [1] Gabriel Bashir and Ashley Plane (the 'Tenants') applied for an order determining that Jie Liu (the 'Landlord'), gave a notice of termination in bad faith.
- [2] The application was scheduled to be heard by video conference on May 11, 2026. The Tenants were present and represented by licensed paralegal Kristen Jarvis. The Landlord was present and represented by licensed paralegal Richard Lammers.
- [3] The parties elected to participate in Landlord and Tenant Board ('LTB') facilitated mediation with the assistance of Nick Vescio, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.
- [4] The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

**On consent, it is ordered that:**

- 1. The Landlord shall pay to the Tenants \$12,500.00 by no later than May 18, 2026.
- 2. If the Landlord fails to make payment in paragraph 1 by May 18, 2026, then the Landlord will start to owe interest. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006.
- 3. This Order shall resolve all matters relating to this tenancy on a Full and Final basis.

**May 15, 2026**  
**Date Issued**

Toronto East-RO  
2275 Midland Avenue, Unit 2  
Toronto ON M1P3E7

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Nick Vescio  
Hearing Officer, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.