



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

File Number: LTB-T-090471-25

In the matter of: 205 GREY CRES
OTTAWA ONTARIO K2K3L8

Between: Alexandre Pivkine Tenant

And

Qinghong Du Landlords
Guohua Liang

Alexandre Pivkine (the 'Tenant') applied for an order determining that Qinghong Du and Guohua Liang (the 'Landlords') gave a notice of termination in bad faith.

Mediation was held on May 19, 2026. The following parties participated in the mediation: The Landlords' representative Grace George, the Landlord Guohua Liang, the Tenant's representative, Keisha Natasha Knibbs, and the Tenant Alexandre Pivkine.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The payment in accordance with this order will be sent via e-transfer to the Tenant's representative in trust at accounting@ajmurraylaw.ca.

It is ordered on consent that:

1. The total amount the Landlords shall pay the Tenant is \$8,000.00
2. The Landlords shall pay the Tenant the full amount owing by June 22, 2026.
3. If the Landlords do not pay the Tenant the full amount owing by June 22, 2026, the Landlords will owe interest. This will be simple interest calculated from June 23, 2026 at 4.00% annually on the balance outstanding.

May 25, 2026
Date Issued

Ryan Gacnik
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.