



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

File Number: LTB-T-060501-25

In the matter of: 379 THE QUEENSWAY S
KESWICK ON L4P2C4

Between: Stephanie Pratt Tenants
John Austin

And

Huan Huan Zhang Landlord

Stephanie Pratt and John Austin (the 'Tenants') applied for an order determining that Huan Huan Zhang (the 'Landlord') gave a notice of termination in bad faith.

The application was scheduled to be heard on March 30, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Shadiyah Stoute.

The Landlord's Representative, Jiangning (Virginia) Guo, the Landlord, and the Tenants were present. The Tenants did not speak with Tenant Duty Counsel prior to mediation.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenants is \$1000.00.
2. The Landlord shall pay the Tenants the full amount owing by April 6, 2026.
3. If the Landlord does not pay the Tenants the full amount owing by April 6, 2026, the Landlord will owe interest. This will be simple interest calculated from April 7, 2026 at 4.00% annually on the balance outstanding.
4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.

June 15, 2026
Date Issued

Shadiyah Stoute
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.