



Order under Sections 30/135 Residential Tenancies Act, 2006

File Number: LTB-T-048977-25

In the matter of: Basement Unit, 38 PILLAR ROCK CRES
MARKHAM ON L6C3H4

Between: Juan Pablo Garcia Castellanos Tenant

And

Ronald Chang Landlord

Juan Pablo Garcia Castellanos (the 'Tenant') applied for an order determining that Ronald Chang (the 'Landlord') collected or retained money illegally (T1 application).

The Tenant also applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 application).

This application was heard by videoconference on December 22, 2025.

The Tenant, the Landlord, and the Landlord's legal representative, Taff Butters, attended the hearing. The Landlord's son, Ronald Chang JR, also attended the hearing to support their father.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent of the parties, it is ordered that:

1. The T6 application is withdrawn.
2. The tenancy between the Landlord and Tenant is terminated on February 14, 2025.
3. The total amount the Landlord shall pay the Tenant is \$1,888.56. This amount represents:
 - \$1,200.00 for the last month's rent deposit.
 - \$74.40 for interest on the last month's rent deposit.
 - \$566.16 for the return of the pro-rated rent from February 15, 2025 to February 28, 2025.
 - \$48.00 for the cost of filing the application.
4. The Landlord shall pay the Tenant the full amount owing as follows:

- \$500.00 on or by January 31, 2026;
 - \$1,388.56 on or by February 28, 2026.
5. If the Landlord does not pay the Tenant the \$500.00 on or by January 31, 2026, the Landlord will owe interest. This will be simple interest calculated from February 1, 2026 at 4.00% annually on the balance outstanding.
 6. If the Landlord pays the amount of \$500.00 on or by January 31, 2026, but does not pay the amount of \$1,388.56 on or by February 28, 2026, then the Landlord will owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
 7. This order resolves all issues between the parties relating to the tenancy.

January 8, 2026

Date Issued

Terri van Huisstede

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.