



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-049643-25

In the matter of: 16 GRANGE AVE
TORONTO ON M5T1C9

Between: JANG JIHYUK Tenant

And

MINYAO HE Landlord

JANG JIHYUK (the 'Tenant') applied for an order determining that MINYAO HE (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

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

An Adjudicative Case Conference (ACC) was held by videoconference on December 23, 2025.

The Tenant, the Tenant's interpreter, Ellen Justus, the Landlord, and the Landlord's interpreter, Mandy He, attended the ACC.

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 consequences of the joint submission.

At the ACC, the parties agreed:

1. The Landlord will pay the Tenant \$1,000.00 by bank transfer by December 31, 2025.
2. The parties exchanged email information to facilitate the transfer.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$1,000.00
2. The Landlord shall pay the Tenant the full amount owing on or before December 31, 2025.

3. If the Landlord does not pay the Tenant the full amount owing by December 31, 2025, the Landlord will owe interest. This will be simple interest calculated from January 1, 2026, at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

January 6, 2026
Date Issued

Melissa Anjema

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.