



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-053753-25

In the matter of: 4108, 39 ROEHAMPTON AVE
TORONTO ON M4P0G1

Between: Man-Ting Chiu
Kathleen Wu Tenants

And

Sachin Arora
Sangeeta Gawade Landlords

Man-Ting Chiu and Kathleen Wu (the 'Tenants') applied for an order determining that Sachin Arora and Sangeeta Gawade (the 'Landlords') collected or retained money illegally (T1) and also applied for an order determining that the Landlords substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household (T2).

This combined T1 and T2 application came before the LTB by way of Adjudicative Case Conference (ACC) and was heard by videoconference on December 23, 2025.

The Tenants and the Landlord, Sachin Arora attended the hearing.

At the hearing, the parties consented to the following order as full and final settlement of all issues in the application.

It is ordered on consent that:

1. The Landlords shall pay to the Tenants the amount of \$3,000.00, representing compensation for the issues claimed in the application.
2. The Landlords shall pay to the Tenants in the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$1,500.00 on or before January 31, 2026; and
 - b) \$1,500.00 on or before February 28, 2026.
3. If the Landlords fail to make any one of the payments in accordance with this order, the outstanding balance of any amount to be paid by the Landlords to the Tenants pursuant to paragraph 1 of this order shall become immediately due and owing.

4. If the Landlords do not pay the Tenants the full amount owing by February 28, 2026, the Landlords will owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

January 6, 2026
Date Issued

Christina Philp
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.