



Order under Sections 31 / 135 Residential Tenancies Act, 2006

File Number: LTB-T-059229-25

In the matter of: 608, 2 MAISON PARC CT
THORNHILL ON L4J9K4

Between: Ka Ling Chan Tenant

And

Meng Lan Madena Lu Landlord

Ka Ling Chan (the 'Tenant') applied for an order determining that Meng Lan Madena Lu (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- collected or retained money illegally.

An Adjudicative Case Conference was held by videoconference on January 19, 2026.

The Tenant and the Landlord attended the ACC.

At the ACC, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant compensation in the amount of \$554.00.
2. The Landlord shall pay the full amount owing to the Tenant by e-transfer on or before January 20, 2026.
3. If the full amount is not paid by January 20, 2026, the Landlord will start to owe interest. This will be simple interest calculated from January 21, 2026 at a rate of 4.00% annually on the balance outstanding.

January 23, 2026
Date Issued

Mark Melchers
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.