



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-053728-25

In the matter of: 2911, 3 Concord Cityplace Way
Toronto ON M5V0X4

Between: John Shin Tenant

And

Li (Helen) Fang Landlord

John Shin (the 'Tenant') applied for an order determining that Li (Helen) Fang (the 'Landlord') collected or retained money illegally.

This application was scheduled for an Adjudicative Case Conference (hereafter referred to as the 'ACC') on January 26, 2026. The ACC was heard by videoconference.

The Tenant, the Tenant's Legal Representative, Harshit Sharma, and the Landlord attended the ACC.

At the ACC, the parties agreed to resolve the application and consented to the following order.

Agreed Facts:

1. On June 22, 2025, the Landlord and the Tenant entered into a fixed-term tenancy agreement scheduled to start on July 1, 2025.
2. On June 23, 2025, the Tenant paid the Landlord the amount of \$6,660.00 as a rent deposit.
3. On June 29, 2025, the Landlord unilaterally repudiated the tenancy agreement and advised the Tenant that they would not be providing them with vacant possession of the rental unit.
4. The Landlord shall pay the Tenant the amounts set out in this order by certified cheque, which shall be delivered to *unit #2101 - 81 Wellesley Street E., Toronto, ON M4Y 0C5*.

It is ordered on consent that:

1. On or before February 6, 2026, the Landlord shall pay to the Tenant the amount of \$6,660.00.

2. If the Landlord does not pay the Tenant the full amount owing on or before February 6, 2026, the Landlord will owe interest. This will be simple interest calculated from February 7, 2026, at 4.00% annually on the balance outstanding.

January 29, 2026
Date Issued

Alexandre Traboulsi
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.