



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-067107-25

In the matter of: 17 DELLBANK RD
Toronto ON M3H4M9

Between: Zihan Zhong Tenant

And

Romuald Turlo Landlord

Zihan Zhong (the 'Tenant') applied for an order determining that Romuald Turlo (the 'Landlord'):

- collected or retained money illegally (T1 Application).
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (T2 Application).

An Adjudicative Case Conference ("ACC") was held by videoconference on January 29, 2026.

The Landlord and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

The parties agreed:

1. The terms contained in this order resolve all issues between the parties as they relate to this tenancy. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as a result of this order.
2. The Landlord shall pay the Tenant the sum owing via e-transfer to the email provided by the Tenant.

It is ordered on consent that:

1. The tenancy is terminated as of July 18, 2025.
2. The Landlord shall pay to the Tenant \$300.00 in full satisfaction of all claims.
3. The Landlord shall pay the Tenant the full amount owing by February 16, 2026.

4. If the Landlord does not pay the Tenant the full amount owing by February 16, 2026, the Landlord will owe interest. This will be simple interest calculated from February 17, 2026, at 4.00% annually on the balance outstanding.

February 5, 2026

Date Issued

Nicole Pedron

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.