



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-067263-25

In the matter of: 1202, 88 SHEPPARD AVE E
NORTH YORK ON M2N0G9

Between: Yick Hay Alan Ho Tenant

And

Soon Ok Rim Landlord

Yick Hay Alan Ho (the 'Tenant') applied for an order determining that Soon Ok Rim (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on January 29, 2026. Instead, the Landlord, the Landlord's support person, Dave Rim, and the Tenant engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant vacated the unit on April 14, 2025.

It is ordered on consent of the parties that:

1. The total amount the Landlord shall pay the Tenant is \$2,000.00. This amount represents:
 - \$2,000.00 for excess rent collected.
2. The Landlord shall pay the Tenant the full amount owing by February 28, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 28, 2026, the Landlord will owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.
4. This order on consent is in full and final settlement of this application.

February 17, 2026
Date Issued

Shadiyah Stoute
Hearings Officer, 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.