



Order under Sections 89 and 135 Residential Tenancies Act, 2006

File Number: LTB-T-053734-25 (T1)
LTB-L-013813-26 (L10)

In the matter of: UNIT 701, 50 TOWN CENTRE CRT
SCARBOROUGH ON M1P0A9

Between: Xueqing Zhang Tenant

And

Anil Chopra
Ritu Chopra Landlords

Xueqing Zhang (the 'Tenant') applied for an order determining that Anil Chopra and Ritu Chopra (the 'Landlords') collected or retained money illegally.

The application was heard by videoconference on February 17, 2026. The Tenant's legal representative Yun Tao Li, the Tenant, the Landlord Anil Chopra, and the Landlords' agent Sheena Chopra, attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in application LTB-T-053734-25 (T1) and the Landlord's application to Collect Money a Former Tenant Owes, LTB-L-013813-26 (L10).

As a result of the mediation the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Landlord agrees to provide the Tenant with ten (10) post-dated cheques by registered mail to the Tenant's legal representative's mailing address on or before February 25, 2026.
2. The Landlord agrees to e-mail the Tenant's legal representative evidence that the post-dated cheques were sent by registered mail.
3. All the issues arising from this tenancy are resolved.

On consent of the parties, it is ordered that:

1. The total amount the Landlords shall pay the Tenant is \$5,000.00.
2. The Landlords shall pay to the Tenant the amount set out in paragraph 1 in accordance with the following schedule:
 - Payments of \$500.00 on or before the 1st day of each month starting on March 1, 2026, and continuing each month until December 1, 2026.
3. If the Landlords do not make any of the required payments in full and by the applicable deadline, the Landlords will start to owe interest. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the Residential Tenancies Act, 2006. The Tenant has the right to collect the balance outstanding under this Order.
4. This order is in full and final settlement of all matters arising from the tenancy.
5. This order resolves the L10 application (LTB-L-013813-26), the Board's file will be closed and a hearing will not be scheduled.

February 24, 2026
Date Issued

Sandra Sabourin
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.