



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-054414-25

In the matter of: 308, 9451 JANE ST
Vaughan ON L6A4H8

Between: Yoonhee Choi Tenants
Chungsun Ryu
Soomin Choi

And

Lina Soujah Landlord

Yoonhee Choi, Chungsun Ryu and Soomin Choi (the 'Tenants') applied for an order determining that Lina Soujah (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006*, or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on February 19, 2026.

The Tenant, Yoonhee Choi, the Tenant's Support Person, Soomin Choi, and the Landlord attended the ACC.

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

Agreed Facts:

1. The parties agreed to terminate the tenancy on July 15, 2025.
2. The Landlord retained the amount of \$1,500.00, in contravention of the *Residential Tenancies Act, 2006*.
3. The parties agreed that the Landlord shall pay the Tenants the required amounts in accordance with this order by *e-transfer* by sending the payments to ambery.choi@gmail.com.
4. The parties agreed that this order resolves any and all issues and claims between the parties, regarding and in relation to the tenancy, up to July 15, 2025.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of July 15, 2025.
2. The Landlord shall pay the Tenants the total amount of \$2,000.00, which represents:
 - \$452.00 for a rent abatement related to the air conditioning issues,
 - \$1,500.00 for the amount retained in contravention of the *Residential Tenancies Act, 2006*,¹
 - \$48.00 for the cost of filing the application.
3. The Landlord shall pay the Tenants the full amount owing by March 19, 2026.
4. If the Landlord does not pay the Tenants the full amount owing by March 19, 2026, the Landlord will owe interest. This will be simple interest calculated from March 20, 2026, at 4.00% annually on the balance outstanding.

February 24, 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.

¹ Subsection 30(1) 9) of the *Residential Tenancies Act, 2006*.