



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-075966-25-SA
LTB-T-081523-25

In the matter of: UNIT 3402, 180 UNIVERSITY AVE
TORONTO ON M5H0A2

Between: Ying-Sheng Hsiung Landlord

And

Atul Chadha Tenant

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Ying-Sheng Hsiung (the 'Landlord') applied for an order to terminate the tenancy and evict Atul Chadha and Sunglass People Ltd. Sunglass People Ltd. (the 'Tenant') because the Tenant did not meet a condition specified in the order issued by the LTB on August 21, 2025 with respect to application LTB-L-053198-25.

The Landlord's application was resolved by order LTB-L-075966-25, issued on September 19, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-075966-25.

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Atul Chadha (the 'Tenant') applied for an order determining that Ying-sheng Hsiung (the 'Landlord') collected or retained money illegally.

Atul Chadha (the 'Tenant') also applied for an order determining that Ying-sheng Hsiung (the 'Landlord'):

- The Landlord illegally entered the rental unit
- The Landlord interfered with the reasonable enjoyment of the Tenant
- The Landlord harassed, coerced or threatened the Tenant

Atul Chadha (the 'Tenant') also applied for an order determining that Ying-sheng Hsiung (the 'Landlord') failed to meet the Landlord's maintenance obligations under the Residential Tenancies Act, 2006 (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This motion and the Tenant applications were heard by videoconference on February 23, 2026.

The Landlord's Legal Representative Tom Li, the Landlord's Agent John Chuang, the Tenant's Legal Representative Jimmy Gangadin and the Tenant attended the hearing.

Determinations:

1. At the outset of the hearing, the parties had reached a consent agreement. I was satisfied that the parties understood the terms and granted the request for an order on consent.

On consent it is ordered that:

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1. The previous order issued on August 21, 2025 with respect to LTB-L-053198-25 is amended as follows:
 - a. The parties agree that the lawful rent is \$3,213.37.
 - b. The parties agree that commencing April 1, 2026, that the lawful rent is due on or before the 1st day of each month.
 - c. The parties agree that the Tenant shall pay the lawful rent in full and on time commencing April 1, 2026 for a period of six (6) months.
2. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after April 1, 2026.

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3. The parties agree to resolve the Tenant's application on consent by the Landlord waiving the lawful rent that is due on March 1, 2026.

February 25, 2026
Date Issued

Robert Patchett
Vice Chair, 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.