



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-063085-23

In the matter of: 2210, 68 SHUTER ST
TORONTO ON M5B 0B4

Between: Vagisha Pruthi Tenant

and

Jin Hong Luo Landlord

Vagisha Pruthi (the 'Tenant') applied for an order determining that Jin Hong Luo (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 23, 2026.

The Tenant and Landlord attended the hearing. The Landlord was assisted by Mandarin interpreter Xirong Wang 01 and represented by his legal representative Yun (Tom) Tao Li.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$4,000.00 in full and final satisfaction of all claims raised in this application.
2. The Landlord shall make the payment in paragraph 1 by e-transfer to vagishapruthi@gmail.com as follows:
 - \$3,000.00 on or before March 1, 2026; and
 - \$1,000.00 on or before March 2, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by March 2, 2026, the Landlord will owe interest. This will be simple interest calculated from March 3, 2026 at 4.00% annually on the balance outstanding.
4. This order resolves all issues raised in the application.

February 25, 2026
Date Issued

Nersi Makki
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.