



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-079584-25

In the matter of: Basement Room 1, 36 Bowsfield Road
Toronto ON M3J3R3

Between: Richard QUANSAH Tenant

And

FAN ZHANG Landlord

Richard QUANSAH (the 'Tenant') applied for an order determining that FAN ZHANG (the 'Landlord'):

- entered the rental unit illegally.
- 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 (T2 Application)

The Tenant also applied for an order determining that 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 (T6 Application)

These applications were heard by videoconference on March 12, 2026 in an Adjudicative Case Conference.

The Landlord and the Tenant attended the hearing. The Landlord was supported by their son, Danni Zhang.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions. The Tenant confirmed and understood that they relinquished their right to a hearing as a result of entering into these terms.

The parties agree that:

1. The application is amended to include that the rental unit is Basement Room 1.
2. The Landlord shall forever waive any and all claims for unpaid rent for the period ending October 31, 2025.

3. The Tenancy between the Landlord and the Tenant is terminated effective February 28, 2026.
4. The Tenant shall remove all items stored within the garage area and within the residential complex on or by April 30, 2026. This includes any personal belongings and the Tenants bikes.
5. In full and final satisfaction of all issues raised in the Tenant's application and for all issues relating to the tenancy, the Landlord shall pay to the Tenant \$3,800.00 as lump sum compensation by March 20, 2026.

On consent of all parties, it is ordered that:

1. The total amount the Landlord pay the Tenant is \$3,800.00. This amount represents:
 - \$3,800.00 for lump sum compensation.
2. The Landlord shall pay the Tenant the full amount owing by March 20, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by March 20, 2026, the Landlord will owe interest. This will be simple interest calculated from March 21, 2026 at 4.00% annually on the balance outstanding.
4. The tenancy between the Landlord and the Tenant is terminated by agreement on February 28, 2026.
5. The Tenant shall remove all of their personal property from the garage and residential complex on or by April 30, 2026.
6. The Landlord forever discharges the Tenant of any rent arrears for the period ending October 31, 2025.
7. This order resolves all issues between the parties relating to the tenancy.

March 17, 2026
Date Issued

Terri van Huisstede
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.