



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-077185-25

LTB-L-085235-25

In the matter of: 3 Port Arthur Cres
Richmond Hill ON L4E1B5

Between: Joseph Bandak
Elizabeth Evangelista
Former Tenants

And

Shixiong (Stephen) Han
Landlord

LTB-T-077185-25 – T1 Application

Joseph Bandak and Elizabeth Evangelista (the 'Former Tenants') applied for an order determining that Shixiong (Stephen) Han (the 'Landlord') collected or retained money illegally.

LTB-L-085235-25 – L10 Application

Shixiong Han and Ye Yu (the 'Landlord') applied for an order requiring Joseph Bandak and Elizabeth Evangelista (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenant owe.

Shixiong Han and Ye Yu (the 'Landlord') applied for an order requiring Joseph Bandak and Elizabeth Evangelista (the 'Former Tenants') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Mediation was held on March 24, 2026. The following parties participated in the mediation: The Landlord's representative, Yun Tao Li, and the Former Tenants, Elizabeth Evangelista and Joseph Bandak.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Former Tenants vacated the unit on September 30, 2025.

2. The payment in accordance with this Order will be paid to the Former Tenants via e-transfer.
3. This Order on consent represents a full and final settlement of all issues related to this tenancy.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Former Tenants is \$1,000.00.
2. The Landlord shall pay the Former Tenants the full amount owing by March 25, 2026.
3. If the Landlord does not pay the Former Tenants the full amount owing by March 26, 2026, the Landlord will owe interest. This will be simple interest calculated from March 26, 2026 at 4.00% annually on the balance outstanding.
4. This Order on Consent represents a full and final settlement of both the T1 Application, and the L10 Application, as well as all issues related to this tenancy.

March 25, 2026
Date Issued

Ryan Gacnik
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.