



April 7, 2026

**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-100998-24

In the matter of: UNIT 2402, 238 SIMCOE ST
TORONTO ON M5T0E2

Between: Xinyi Lai Tenant

And

Jasmine Ko Landlord
Youn Seock Ko

Xinyi Lai (the 'Tenant') applied for an order determining that Jasmine Ko and Youn Seock Ko (the 'Landlord'): collected or retained money illegally.

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on March 19, 2026.

The Landlords Legal Representative Bea Ko and the Tenants Representative Yun Tao Li attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The amount of \$4,400.00 is being held in trust by the Landlord's real estate agent. The Landlord seeks to have its agent release \$2,400.00, to be paid to the Tenant and the balance of \$2,000.00 is to be paid to the landlord.

It is ordered on consent that:

1. The Landlord and or his or her designated agent from Century 21 Attria Realty Inc will pay \$2,400.00 from the \$4,400.00 held in trust to the Tenant and the remaining balance from \$4,400.00 being held will be given to the Landlord in the amount of \$2,000.00.

2. All issues related to this tenancy are resolved between the parties.
3. No further applications and or legal actions will be filed.
4. The total amount due and owing by the Landlord to the Tenant is \$2,400.00.
5. The Landlord shall pay the Tenant the full amount owing by June 2, 2026.
6. If the Landlord does not pay the Tenant the full amount owing by June 2, 2026, the Landlord will owe interest. This will be simple interest calculated from June 3, 2026, at 4.00% annually on the balance outstanding.

April 7, 2026
Date Issued

Jennifer Buckminster
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.