



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-082392-25

In the matter of: 5 Eastlea Crescent
Toronto ON M1T3A5

Between: Matthew Davoodi Tenant

And

Ronald Tingchaleun Landlord

Matthew Davoodi (the 'Tenant') applied for an order determining that Ronald Tingchaleun (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard by video conference on April 8, 2026. The Landlord and Tenant were both present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord gave the Tenant a N12 notice of termination and did not pay the Tenant the compensation required by the Act.
- b. The Landlord will provide the compensation payment and application filing fee to the Tenant on or before April 17, 2026. The Landlord intends to send payment by cheque to the Tenant's address at 19 Statesman Square Scarborough ON M1S 4H7.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$1,898.00. This amount represents:
 - \$1,850.00 for the compensation owing.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by April 17, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by April 17, 2026, the Landlord will owe interest. This will be simple interest calculated from April 18, 2026, at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

April 13, 2026
Date Issued

Helen Giannini
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.