



**Order under Section 135 / 87 / 89
Residential Tenancies Act, 2006**

File Number: LTB-T-081910-23-LTB-L-100435-23

In the matter of: 3303, 251 JARVIS ST
TORONTO ON M5B0C3

Between: Jacqueline Chiu Tenant

And

Kelvin Ma Landlords
Wenda Ma

Jacqueline Chiu (the 'Tenant') applied for an order determining that Kelvin Ma and Wenda Ma (the 'Landlords') collected or retained money illegally. (T1 Application)

Further, the Landlords applied for an order requiring the Tenant to pay the rent and daily compensation that the Tenant owes. (L10 Application)

Further, the Landlords applied for an order requiring the Tenant to pay the Landlords' reasonable out-of-pocket costs that the Landlords incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex. (L10 Application)

This application was heard by videoconference on April 20, 2026.

The Landlord Wenda Ma, the Landlord's interpreter Ivan Ma, the Landlords' Legal Representative Yun Tao Li, the Tenant and the Tenant's Legal Representative Darcy Purdy attended the hearing.

At the hearing, the parties consented to the following order:

It is ordered that:

1. The parties agree that the Landlords shall pay to the Tenant \$5,211.00 on or before April 30, 2026.
2. Should the Landlords not pay the Tenant on or before April 30, 2026, starting May 1, 2026, the Landlord will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
3. The Landlords' L10 application is withdrawn.

4. This consent is a full and final resolution of all issues concerning this tenancy to the date of this order.

April 24, 2026
Date Issued

Jagger Benham
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.