



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-067141-25

In the matter of: 3202, 14 York St
Toronto ON M5J0B1

Between: Ha Nguyet Phan Tenant

And

Tan Qi Landlord

Ha Nguyet Phan (the 'Tenant') applied for an order determining that Tan Qi (the 'Landlord'):

- entered the rental unit illegally.

This application was heard by videoconference on April 28, 2026.

The Tenant and the Landlord attended the hearing.

At the hearing, the parties gave informed consent to the following order being issued. I am satisfied that the parties understood the consequences of consenting to this order.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$300.00 on or before May 31, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before May 31, 2026, the Landlord will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
3. This order resolves all issues contained in the Tenant's application.

May 4, 2026
Date Issued

Jeremy Henderson
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.