



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-081834-25-AM

In the matter of: Basement, 89 SAN GABRIELE PL
NORTH YORK ON M9L3A5

Between: LaShonda Thompson Tenant

And

Nga Vu Landlord

LaShonda Thompson (the 'Tenant') applied for an order determining that Nga Vu (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

An Adjudicative Case Conference (ACC) was held by videoconference on May 13, 2026.

The Tenant, the Tenant's legal representative, Hanson Sone, the Landlord, the Landlord's legal representative, ~~Sathuyapriya~~ **Sathiyapriya** Kalaimathian, and the Landlord's support, Thuy Vu, attended the ACC.

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 consequences of the joint submission.

This amended order is issued to correct clerical errors in the order issued on May 19, 2026.

At the ACC, the parties agreed:

1. The total amount the Landlord will pay to the Tenant is \$2,000.00.
2. On or about January 18, 2026, the Landlord served the Tenant with an N12 notice of termination and subsequently filed an L2 application with the Board. The Landlord provided the Tenant with compensation equal to one month's rent pursuant to the

requirement of section 48.1 of the Residential Tenancies Act, 2006 (the 'Act'). The amount of compensation given to the Tenant was \$850.00.

3. On or about April 25, 2026, the Landlord submitted a request to withdraw their L2 application.
4. The Tenant has not returned the one month's rent compensation to the Landlord.
5. The parties agreed that the Tenant shall retain the compensation of \$850.00 provided to her and this amount shall be applied to the settlement payment from the Landlord.
6. The Landlord shall provide payment to the Tenant via eTransfer to the email address of lashonda.thompson3@gmail.com.
7. Should the Landlord wish to proceed with a fresh L2 application for termination of the tenancy based on an N12 notice, the Landlord will be required to comply with the requirements of section 48.1 of the Act and provide new compensation to the Tenant.

It is ordered on consent that:

1. The total amount the Landlord will pay to the Tenant is \$2,000.00.
2. The Landlord has already provided the Tenant with \$850.00; therefore, the total remaining balance owing by the Landlord to the Tenant is **\$1,150.00**.
3. The Landlord shall pay the Tenant the full amount owing on or before June 18, 2026.
4. If the Landlord does not pay the Tenant the full amount owing on or before June 18, 2026, the Landlord will start to owe interest. This will be simple interest calculated from June 19, 2026 at 4.00% annually on the balance outstanding.
5. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

May 19, 2026

Date Issued

Melissa Anjema

Member, Landlord and Tenant Board

May 26, 2026

Date Amended

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.