



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-015056-26

In the matter of: 80 Town Line Rd W
St Catharines ON L2T1P6

Between: Mingkai Ye Tenant

And

Sandeep Khangura Landlord

Mingkai Ye (the 'Tenant') applied for an order determining that 1900412 ONTARIO INC. and Sandeep Khangura (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard by video conference on May 26, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The former Landlord, Shane Webber, the current Landlord, Sandeep Khangura and the Tenant, Mingkai Ye, were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed fact:

- 1900412 ONTARIO INC., being the former owner and a named Landlord in the Tenant's application, is removed as a party to this application

On consent, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is **\$860.00**. This amount represents a full and final settlement of the Tenant's application.
2. The during mediation the Landlord paid to the Tenant via email money transfer the full amount set out in paragraph 1 of this order. The Tenant has acknowledged receipt of these funds.

June 3, 2026
Date Issued

Sarah Visnovec
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.