



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

File Number: LTB-T-020614-26

In the matter of: Unit 2, 453 PARKSIDE DR
TORONTO ON M6R2Z8

Between: RYAN WAKELIN Tenant

And

PETER T WONG Landlord
JACQUELINE S WONG

RYAN WAKELIN (the 'Tenant') applied for an order determining that PETER T WONG and JACQUELINE S WONG (the 'Landlord') collected or retained money illegally.

Mediation was held on June 9, 2026. The following parties participated in the mediation: The Tenant's agent, Anthony Wakelin and the Landlord's agent, Richard Wong.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The Tenant has waived the application filing fee in the amount of \$48.00.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$3,500.00.
2. The Landlord shall pay to the Tenant the amount set out in paragraph 2 in accordance with the following schedule:
 - \$1,750.00 on or before June 9, 2026.
 - \$1,750.00 on or before June 10, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by June 10, 2026, the Landlord will owe interest. This will be simple interest calculated from June 11, 2026 at 4.00% annually on the balance outstanding.

4. This consent order resolves all matters raised in the application and all matters arising from the tenancy. This is a full and final resolution of all issues to the tenancy.

June 16, 2026
Date Issued

Rolland Roopchand
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.