



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-017676-25
LTB-T-020158-25
LTB-L-036410-25

In the matter of: 9 OAKMEADOW BLVD
SCARBOROUGH ON M1E4G2

Between: Sandeep Ramasamy Tenant
Lurii Osinnyi

And

FG Capital Ltd. Landlord

T1 Application

Sandeep Ramasamy and Lurii Osinnyi (the 'Tenant') applied for an order determining that FG Capital Ltd. (the 'Landlord') collected or retained money illegally.

T2 Application

Sandeep Ramasamy and Lurii Osinnyi (the 'Tenant') applied for an order determining that FG Capital Ltd. (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.

L10 Application

FG Capital Ltd. (the 'Landlord') applied for an order requiring Sandeep Ramasamy and Lurii Osinnyi (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

The Landlord applied for an order requiring Sandeep Ramasamy and Lurii Osinnyi (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's conduct or that of another occupant of the rental unit or someone the Former Tenant

permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

The Landlord also applied for an order requiring Sandeep Ramasamy and Iurii Osinnyi (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

These applications were heard by videoconference on June 15, 2026.

The Landlord's legal representative, Yun Tao LI, the Landlord's agent, Aaron Gao, and the Tenants attended the hearing.

The parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$8,000.00. This will be paid by email money transfer to sandeepramasamy03@gmail.com in accordance with the following schedule:
 - a) On or before July 1, 2026, the Landlord shall pay \$2,000.00 to the Tenant
 - b) On or before August 1, 2026, the Landlord shall pay \$2,000.00 to the Tenant
 - c) On or before September 1, 2026, the Landlord shall pay \$2,000.00 to the Tenant
 - d) On or before October 1, 2026, the Landlord shall pay \$2,000.00 to the Tenant
2. The Landlord shall pay the Tenant the full amount owing by October 1, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by October 1, 2026, the Landlord will owe interest. This will be simple interest calculated from October 2, 2026, at 4.00% annually on the balance outstanding.
4. The parties agreed that this resolves all issues regarding the tenancy.

June 22, 2026
Date Issued

Teresa Hunt
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.