



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-L-081162-25 and LTB-T-078846-25

In the matter of: Basement, 70 Hunt Ave
Richmond Hill ON L4C4G9

Between: Younan Chu Landlord
Xueqin Wang

And

Michelle MacDonald Tenant

Younan Chu and Xueqin Wang (the 'Landlord') applied for an order to terminate the tenancy and evict Michelle MacDonald (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

Additionally, the Tenant applied for an order determining that the Landlord:

- 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.

Prior to the videoconference hearing on January 7, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, QiuLing Yang, the Landlord, the Tenant's support person, Wendy MacDonald, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Landlord will **not** begin repairs to the ceiling of the residential unit before February 15, 2026.
- B. The Landlord is waiving all the damages and filing fee requested under the LTB-L-081162-25 application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For a period of **12 months** starting **February 15, 2026 up to and including January 15, 2027**, the Tenant shall allow the Landlord into the residential unit, provided that the Landlord provides lawful notice of entry.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. This order resolves applications: **LTB-L-081162-25 and LTB-T-078846-25**.

January 12, 2026

Date Issued

Monica Dairo

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.