



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

File Number: LTB-T-073216-25

In the matter of: 26 WYCHWOOD DR
Markham ON L6C2V1

Between: Huiming Wang Tenant

and

Lu Li Landlord

Huiming Wang (the 'Tenant') applied for an order determining that Lu Li (the 'Landlord'):

- entered the rental unit illegally.
- 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.

The Tenant also applied for an order determining that the Landlord collected or retained money illegally.

This application came before me for a case conference in videoconference 134 on January 21, 2026.

The Tenant, his spouse Minge Ma, the Landlord, his spouse Yvonne Zhang and his support person Bingchang (Jacky) Li attended the case conference.

At the case conference, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions

It is ordered on consent that:

1. On or before February 27, 2026, the Landlord shall pay the Tenant \$1,078.04.
2. This order resolves all issues in the tenancy.

January 28, 2026
Date Issued

Nersi Makki
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.