



Order under Sections 30, 31, 135 Residential Tenancies Act, 2006

File Number: LTB-T-053698-25

In the matter of: 10 LYNDAL DR
NORTH YORK ON M2N2Y1

Between: Jin Zhang Tenant
Hui-shan Wang
Xiangyu Song

And

Xinguang Jiang Landlord

Jin Zhang, Hui-shan Wang and Xiangyu Song (the 'Tenant') applied for an order determining that Xinguang Jiang (the 'Landlord'):

- has collected or retained money illegally.
 - entered the rental unit illegally.
 - failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.
1. The proceedings have commenced. On January 24, 2026, the Tenant filed a request to withdraw the application and I consented to the request.
 2. The application having been withdrawn, the LTB's file is closed.

January 27, 2026
Date Issued

Ian Speers
Associate Chair, 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.