



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

File Number: LTB-T-049635-25

In the matter of: ONE ROOM IN THE BASEMENT, 39
ROBINSON STREET
TORONTO ON M6J1L3

Between: PEILI CHEN Tenant

And

JINYU WANG Landlords
WEIYI WANG

PEILI CHEN (the 'Tenant') applied for an order determining that JINYU WANG and WEIYI WANG (the 'Landlords') entered the unit illegally, altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys, and harassed, obstructed, coerced, threatened or interfered with the Tenant.

Further, the Tenant applied for an order determining that the Landlords 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.

This application was heard by videoconference on January 27, 2026.

The Landlords, the Landlords' Legal Representative Rong Wei Yu, the Tenant and the Tenant's Legal Representative Jie Situ attended the hearing.

At the hearing, the parties consented to the following order:

Determinations:

1. The parties agree that this agreement settles all issues with respect to the Tenant's application.
2. The Landlord agrees to pay the Tenant \$4,000.00 by way of the following schedule:
 - a) \$2,000.00 on or before February 15, 2026; and
 - b) \$2,000.00 on or before March 15, 2026.

3. Both payments shall be made by bank draft and shall be delivered to the Tenant's Legal Representative office.
4. Should the Landlord miss either of the payments due on or before February 15, 2026, or March 15, 2026, the Landlord will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
5. The parties agree that the tenancy was terminated as of February 24, 2025.

January 28, 2026
Date Issued

Jagger Benham
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.