



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-069706-25

In the matter of: 313, 501 Frontenac St.
Kingston Ontario K7K4L9

Between: Jinye Zhang
Beibei Zhang Tenants

and

Williamsville Property Management Landlord

Jinye Zhang and Beibei Zhang (the 'Tenants') applied for an order determining that Williamsville Property Management (the 'Landlord') collected or retained money illegally. **(T1 Application)**

The Tenants also applied for an order determining that the Landlord:

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household. **(T2 Application)**

An Adjudicative Case Conference ('ACC') was heard by videoconference on February 2, 2026.

The Tenants' Legal Representative, Haiyue Wang, and the Landlord's Legal Representative, James Moak, attended the ACC.

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

At the hearing, the parties agreed:

1. The Tenants will provide the Landlord with an address in order for the Landlord to fulfill their payment obligations set out in this order.

On consent, it is ordered that:

1. The Landlord shall pay the Tenants \$4,190.00 on or before March 13, 2026.

February 11, 2026
Date Issued

Candace Aboussafy
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.