



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-059606-25

In the matter of: C303, 60 Morecambe gate
Scarborough ON M1W0A9

Between: Jianing Yang Tenants
Hao Tan

And

Jing Li Landlord

Jianing Yang (the 'Tenants') applied for an order determining that Jing Li (the 'Landlord'):

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened, or interfered with the Tenant (T2 Application).

The Tenant also applied for an order determining that the Landlord collected or retained money illegally (T1 Application).

An Adjudicative Case Conference was held by videoconference on February 10, 2026. The Tenants and the Landlord's Legal Representative, J. Situ, attended the case conference.

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.

Hao Tan is added as a party to the application.

At the hearing, the parties agreed:

1. On August 3, 2025, the Landlord returned a cleaning deposit of \$1,000.00 to the Tenants.
2. This order is a full and final settlement of all the issues regarding the tenancy and neither party shall commence any further legal action against the other.

On consent of the parties, it is ordered that:

1. The Landlord shall pay to the Tenants, \$300.00 via etransfer on or before February 21, 2026, or no later than February 28, 2026.

2. If the Landlord does not pay the Tenants the full amount owing on or before February 28, 2026, the Landlord will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.
3. This order resolves all issues with respect to the tenancy.

February 18, 2026
Date Issued

Jitewa Edu
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.