



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-063425-25

In the matter of: 123 MORGAN AVE
THORNHILL ON L3T1R6

Between: Lauren Kimberly Santiago Tenant

And

Diana Yang Landlord
Daniel Yang

Lauren Kimberly Santiago (the 'Tenant') applied for an order determining that Diana Yang and Daniel Yang (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

An Adjudicative Case Conference (ACC) was held by videoconference on February 17, 2026.

The Tenant and the second named Landlord attended the ACC.

At the ACC, the parties consented to the following order. I was satisfied the parties understood the consequences of the consent.

It is ordered on consent that:

1. The tenancy between the Tenant and the Landlords is terminated on March 31, 2026.
2. Until March 31, 2026:
 - a) The Landlords shall not interfere with the Tenant's possession of her dog.
 - b) The Landlords shall not restrict the Tenant's use of the laundry facility, as provided by the Landlords, to wash and dry her pet's toys.
3. The Landlords shall pay to the Tenant \$48.00, by electronic transfer, on or before March 31, 2026.
4. If the Landlords do not pay the Tenant the full amount owing on or before March 31, 2026, the Landlords will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

5. Pursuant to the agreement of the parties, this resolves the application before the Board.

February 25, 2026

Date Issued

Dana Wren

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.