



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-003490-26

In the matter of: Basement, 101 Pembroke Street
Toronto ON M5A2N9

Between: Isaac Cunningham Tenant

And

Li Li Shi Landlord

Isaac Cunningham (the 'Tenant') applied for an order determining that Li Li Shi (the 'Landlord'):

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

The parties mutually agreed to resolve all matters at issue in the application and requested the assistance of a Hearings Officer to write an order on consent through the Online Dispute Resolution process.

By videoconference on January 29, 2026, the parties met with a Hearings Officer. The Landlord's Agent, James Li and the Tenant attended the meeting.

As a result of the resolution discussion, the parties requested an order on consent, and I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Landlord shall ensure that they do not substantially interfere with the Tenant's reasonable enjoyment of the rental unit or residential complex by carrying out the following:
 - a. The Landlord shall serve notices to the Tenant in accordance with the *Residential Tenancies Act, 2006*;
 - b. The Landlord shall ensure that the Tenant's basement window is cleared of snow every time the Landlord provides snow removal services;

- c. The Landlord shall ensure that the Tenant receives equitable use and enjoyment of the common spaces in the rental unit;
- d. On or before February 13, 2026, the Landlord shall change the lock on the laundry door of the rental unit;
- e. On or before February 13, 2026, the Landlord shall contact the relevant party for provision of the Internet Bill for the rental unit and shall provide the Internet Bill to the Tenant within 24 hours of receipt of the bill;
- f. Within 24 hours following the next inspection of the rental unit, the Landlord shall reach out to any relevant parties seeking the removal of all unauthorized cameras that are installed in the rental unit; and
- g. The Landlord shall acknowledge and address any issue concerning the rental unit brought to the attention of the Landlord by the Tenant within a 24-hour period of the Tenant bringing the issue or concern to the Landlord's attention.

February 27, 2026
Date Issued

Britney Sooknanan
Hearings Officer, 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.