



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-073442-25

In the matter of: BASEMENT, 15 USHERWOOD CRT
SCARBOROUGH ON M1B3X3

Between: Amy Wang Tenant

And

Henry Zeng Landlord

Amy Wang (the 'Tenant') applied for an order determining that Henry Zeng (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;
- harassed, obstructed, coerced, threatened or interfered with the Tenant; and
- 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.

An Adjudicative Case Conference ('ACC') was held by videoconference on March 4, 2026. The Tenant, the Landlord, and the Landlord's Legal Representative, Ting Cao, and attended the ACC.

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

It is ordered on consent that:

1. The application is amended to properly identify the rental unit, which is the basement unit at 15 Usherwood Court in Scarborough.
2. Tenancy between the Landlord and the Tenant shall terminate on May 14, 2026. The Tenant must move out on or before May 14, 2026.
3. The Landlord shall compensate the Tenant in the amount equal to two months rent. The Landlord shall pay this amount to the Tenant by waiving the monthly rent that will come due on March 14, 2026 and April 14, 2026. The Landlord shall also waive the rent for the last day of the tenancy, being May 14, 2026.
4. The Landlord shall return the last month's rent deposit of \$900.00 to the Tenant, on or before April 14, 2026. There is no interest owing on the last month's rent deposit.

5. For the duration of the Tenant's tenancy, the Landlord shall comply with all notice requirements under the Act with respect to entering the rental unit. The Landlord need not provide a notice of entry to access the laundry room as it is a shared area.
6. For the duration of the Tenant's tenancy, the Landlord shall clear the snow in the driveway.
7. Upon completion of these terms, the Tenant's application shall be fully and finally resolved.

March 9, 2026
Date Issued

Rachel Gibbons
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.