



Order under Section 31 Residential Tenancies Act, 2006

File Numbers: LTB-T-070355-25
LTB-L-104639-25

In the matter of: 1301 ALWINGTON ST
BROCKVILLE ON K6V6A5

Between: Xueqiao Wang
Chunxiang Yi Tenants

And

Barak Rajabi
Wei Fang Yao Landlords

T2 Application

Xueqiao Wang and Chunxiang Yi (the 'Tenants') applied for an order determining that Barak Rajabi and Wei Fang Yao (the 'Landlords'):

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.

L10 Application

Wei Fang Yao and Babak Rajabi (the 'Landlords') applied for an order requiring Xueqiao Wang and Chunxiang Yi (the 'Former Tenants') to pay the Landlords' reasonable out-of-pocket costs that the Landlords incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

These applications were heard by videoconference on February 26, 2026.

The Tenants' legal representative Christopher Williams, the Landlord's legal representative Lisa Duchene, and the Landlord Wei Fang Yao attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties Agree:

1. The Landlords filed an L10 application in file number LTB-L-104639-25, that has not yet been scheduled. The Parties agree that the Landlords' L10 application be brought forward to be resolved together with the Tenants' application in file number LTB-T-070355-25.
2. Both parties agreed to withdraw their respective applications.

It is ordered on consent that:

T2 Application

1. The Tenants' T2 application in LTB-T-070355-25 is withdrawn.

L10 Application

2. The Landlords' L10 application in LTB-L-104639-25 is withdrawn.
3. This order resolves all issues between the parties in relation to the tenancy.

March 5, 2026
Date Issued

Kyle McGraw
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.