



Order under Section 31 Residential Tenancies Act, 2006

Citation: Wong v Zhou, 2026 ONLTB 21316

Date: 2026-03-13

File Number: LTB-T-063579-25

In the matter of: Main, 1394 Howard Avenue
Windsor ON N8X3T2

Between: Natasha Wong Tenants
Michael Mastromattei

And

Wendi Zhou Landlords
Home 2 Home Properties
Home 2 Home Properties
Sean and Sharon O'Hearn Windsor and
Essex County Realtors

Natasha Wong and Michael Mastromattei (the 'Tenants') applied for an order determining that Wendi Zhou, Home 2 Home Properties, Home 2 Home Properties and Sean and Sharon O'Hearn Windsor and Essex County Realtors (the 'Landlords'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.

This application was heard by videoconference on March 9, 2026.

The Landlords' Legal Representative Ghadeer Jwad, and the Landlords' agent Kaela McLellan and the Tenants attended the hearing. The Tenants requested to speak to Tenant Duty Counsel; however Duty Counsel was not available.

At the hearing, the parties consented to the following order, I was satisfied that the parties understood the consequences of their respective consent as reflected in the order below.

It is agreed that:

1. This represents a full and final settlement of all issues between the parties for the T2 application, LTB-T-063579-25 and all future claims or applications with regards to the tenancy at Main-1394 Howard Avenue, Windsor, ON, N8X 3T2.

It is ordered that:

1. The Landlord, Wendi Zhou shall pay the Tenants \$200.00 in full satisfaction of this herein consent, on or before April 13, 2026, via email money transfer to the Tenants.
2. If the Landlord, Wendi Zhou does not pay the Tenants the full amount owing on or before April 13, 2026, the Landlord, Wendi Zhou will start to owe interest. This will be simple interest calculated from April 14, 2026, at 4.00% annually on the balance outstanding.

March 13, 2026
Date Issued

Panagiotis P. Roupas
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.