



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-101857-24

In the matter of: 158 Sunnidale Road
Barrie ON L4N1H3

Between: Chris Kemmers Tenant

And

Lei Zheng Landlord

Chris Kemmers (the 'Tenant') applied for an order determining that Lei Zheng (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on .

The Tenant, the Tenant's Agent Sarah Kemmers, the Landlord and the Landlord's Legal Representative Clara McMillen attended the hearing.

The Landlord dropped off before the hearing proceeded; the Landlord's Legal Representative advised they have the Landlord's consent to proceed on their behalf.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. In full and final resolution of the application, the Landlord shall pay the Tenant \$3,000.00 on or before March 26, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by March 26, 2026, the Landlord will owe interest. This will be simple interest calculated from March 27, 2026 at 4.00% annually on the balance outstanding.
3. If the Landlord does not pay the Tenant the full amount owing by March 26, 2026, the Tenant may recover this amount by deducting \$600.00 from the rent each month from April 1, 2026 to August 1, 2026.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance

outstanding under this order.

March 19, 2026
Date Issued

Diane Wade

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.