



**Order under Section 31;135
Residential Tenancies Act, 2006**

File Number: LTB-T-086304-25

In the matter of: Room #3, 1409 William Halton Pkwy
Oakville ON L6M5N8

Between: Fei Cao Tenant

And

Guangmeng Xia Landlord

Fei Cao (the 'Tenant') applied for an order determining that Guangmeng Xia (the 'Landlord'):

- entered the rental unit illegally (T2).
- harassed, obstructed, coerced, threatened or interfered with the Tenant (T2).

The Tenant also applied for an order determining that the Landlord collected or retained money illegally (T1)

This application was heard by videoconference on March 24, 2026.

The Landlord, the Landlord's Support Person, Andy Xia and the Tenant's Agent, who filed the Tenant's authorization letter with the Board, Jinwei Cao, attended the hearing. The Tenant's Agent requested to speak to Tenant Duty Counsel; however, Duty Counsel was not available prior to the start of this proceeding.

At the hearing, the parties consented to the following order, and the Tenant's Agent confirmed he had authorization to enter this consent on behalf of the Tenant. 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 T1;T2 application, LTB-T-086304-25 and all future claims or applications with regards to the tenancy at Room 3 3-1409 William Halton Pkwy, Oakville, ON, L6M 5N8.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$925.00 in full satisfaction of this herein consent.
2. The Landlord shall pay to the Tenant the amount set out in paragraph 1 on or before April 30, 2026, via email money transfer to caojinwei3311@gmail.com
3. If the Landlord does not pay the Tenant the full amount owing on or before April 30, 2026, the Landlord will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding

March 31, 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.