



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

File Number: LTB-T-068200-25

In the matter of: 716, 50 MCCAUL ST
TORONTO ON M5T0B6

Between: Richard Abrich Tenant

And

Xiao Yan Liu Landlord

Richard Abrich (the 'Tenant') applied for an order determining that Xiao Yan Liu (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 Adjudicative Case Conference ('ACC') on March 25, 2026.

The Tenant, the Landlord, and the Landlord's interpreter, Joseph Wang, attended the ACC.

At the ACC, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$3,000.00 which shall be paid as follows:
 1. \$1,500.00 on or before April 25, 2026; and
 2. \$1,500.00 on or before May 25, 2026.
2. If the Landlord fails to make any of the payments in accordance with paragraph 1 of this order, the outstanding balance to be paid by the Landlord to the Tenant shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgement interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006* (the 'Act').
3. This is a full and final settlement of all issues arising from the tenancy up to the date of the hearing.

March 27, 2026
Date Issued

Paula West Oreskovich
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.