



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

File Number: LTB-T-036746-25

In the matter of: B, 131 LOUTH ST
ST CATHARINES ON L2S2T8

Between: Kristina May Dunn
Darren Ian Dunn Tenant

And

Zhenze Yu
Jiayang Xu Landlord

Kristina May Dunn and Darren Ian Dunn (the 'Tenant') applied for an order determining that Zhenze Yu and Jiayang Xu (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.
- Collected or illegally retained money.

This application was heard by videoconference on January 14, 2026.

The Tenant and the Landlord's representative, Yun Tao Li attended the hearing.

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

It is ordered on consent that:

1. Commencing February 2026 and until a new notice of rent increase is served upon the Tenant, the lawful monthly rent is reduced to \$2,500.00.
2. The overpayment of \$100.00 each month for the ten-month period between April 2025 and January 2026 totalling \$1,000.00 shall be deducted from the rent for February 2026.
3. On or before January 24, 2026, the Landlord shall contract a licensed electrician to attend the property to inspect the pot lights issue; on or before February 24, 2026 the issue with the pot lights shall be remedied, failing which the Tenant may file a further application to pursue any remedy.

April 8, 2026
Date Issued

Sonia Anwar-Ali

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.