



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

**File Number:** LTB-T-073064-23

**In the matter of:** PH108, 426 UNIVERSITY AVE  
TORONTO ON M5G1S9

**Between:** Divita Bali Tenant

**And**

Hui Jin Landlord

Divita Bali (the 'Tenant') applied for an order determining that Hui Jin (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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
- collected or retained money illegally.

This application was heard by videoconference on April 8, 2026.

The Tenant and the Landlord attended the hearing. The Tenant was represented by Vijayant Sood. The Landlord was represented by Yun Tao Li.

Also in attendance was the Tenant's witness, Swathi Tyagi and the Landlord's witnesses Sophie Xue and Upanishad Krsna as well as the Landlord's Mandarin Language Interpreter Yu Gao.

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

**Agreed Facts:**

1. The terms of this consent do not impact the Tenant's ability to proceed with their claim in Small Claims Court regarding file SC-23-0000-7678-0000 which does not involve the Landlord.
2. The Landlord's representative agrees to provide the Tenant's representative the contact information for the Landlord on or before April 10, 2026. The parties agree that email method of service shall be sufficient for notices and communication between the parties.

**It is ordered on consent that:**

1. The Landlord shall pay the Tenant \$9,000.00 which represents a full and final settlement for the issues contained in the application and issues with respect to this tenancy. This amount shall be paid to the Tenant via e-transfer as follows:
  - a) \$3,000.00 on or before April 15, 2026;
  - b) \$2,000.00 on or before May 15, 2026;
  - c) \$2,000.00 on or before June 15, 2026; and
  - d) \$2,000.00 on or before July 15, 2026.
2. If the Landlord fails to make any one of the payments in accordance with this order, the outstanding balance shall become immediately due and owing and the Landlord will start to owe interest. This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.
3. The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as a result of this order.

**April 9, 2026**  
**Date Issued**

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**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.