



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-031514-25

In the matter of: 36 Chesapeake Avenue
Toronto ON M1L1T3

Between: Felicia Caruana Tenant

And

Lue Fang Xue Landlord

Felicia Caruana (the 'Tenant') applied for an order determining that Lue Fang Xue (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on April 9, 2026.

The Tenant and the Landlord's Legal Representative Jie Situ attended the hearing.

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

It is ordered on consent that:

1. The Landlord owes the Tenant \$5,200.00 in resolution of the application.
2. The amount owing in paragraph 1 of this order shall be set off from the rent arrears owed by the Tenant per order LTB-L-046324-25, issued on June 13, 2025.

April 14, 2026
Date Issued

Kate Sinipostolova
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.