



Order under Section 135 Residential Tenancies Act, 2006

File Numbers: LTB-T-103127-24
LTB-T-105776-24

In the matter of: 2209, 18 HARBOUR ST
TORONTO ON M5J2Z6

Between: Ojasvi Parwani
Ruby Alvis Tenants

And

Xichi Zhang Landlord

T1 Application (LTB-T-103127-24)

Ojasvi Parwani and Ruby Alvis (the 'Tenants') applied for an order determining that Xichi Zhang (the 'Landlord') collected or retained money illegally.

T2 Application (LTB-T-103127-24)

Ojasvi Parwani and Ruby Alvis (the 'Tenants') also applied for an order determining that Xichi Zhang (the 'Landlord'):

- entered the rental unit illegally.
- 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.

T3 Application (LTB-T-105776-24)

Ojasvi Parwani and Ruby Alvis (the 'Tenants') applied for a reduction of the rent charged for the rental unit due to a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex.

This application was heard by videoconference on April 16, 2026.

The Landlord's legal representative Barrington Lue Sang, the Landlord, and the Tenants attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Landlord shall pay to the Tenants \$4,329.00 on or before May 16, 2026, in full satisfaction of the Tenant's applications. This amount may be paid by e-transfer.
2. This order resolves all issues between the parties in relation to the tenancy.

April 23, 2026
Date Issued

Kyle McGraw
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.