



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-074042-25

In the matter of: Basement, 274 TREASURE RD
MAPLE ON L6A3K8

Between: Cagdas Celik
Sinan Celik
Bersu Celik
Tenants

And

Shanshan Xu
FANG-KUEI LIAO
Landlords

Cagdas Celik, Sinan Celik and Bersu Celik (the 'Tenants') applied for an order determining that Shanshan Xu and FANG-KUEI LIAO (the 'Landlords') entered the rental unit illegally.

An Adjudicative Case Conference (ACC) was held by videoconference on May 4, 2026.

The Tenants, the first-named Landlord, and the Landlords' legal representative, Yudong Jessica Gu, attended the ACC.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The total amount the Landlords shall pay the Tenants is \$600.00.
2. The Tenant may collect the amount owing by deducting \$300.00 from their lawful rent due June 1, 2026, and an additional \$300.00 from their lawful rent due July 1, 2026.
3. For the remainder of the tenancy, the Landlord must only enter the rental unit in accordance with section 26 or 27 of the Residential Tenancies Act, 2006 (the 'Act') which states the following:

26 (1) A landlord may enter a rental unit at any time without written notice,

- (a) in cases of emergency; or
- (b) if the tenant consents to the entry at the time of entry.

27 (1) A landlord may enter a rental unit in accordance with written notice given to the tenant at least 24 hours before the time of entry under the following circumstances:

1. To carry out a repair or replacement or do work in the rental unit.
2. To allow a potential mortgagee or insurer of the residential complex to view the rental unit.
3. To allow a person who holds a certificate of authorization within the meaning of the Professional Engineers Act or a certificate of practice within the meaning of the Architects Act or another qualified person to make a physical inspection of the rental unit to satisfy a requirement imposed under subsection 9 (4) of the Condominium Act, 1998.
4. To carry out an inspection of the rental unit, if,
 - i. the inspection is for the purpose of determining whether or not the rental unit is in a good state of repair and fit for habitation and complies with health, safety, housing and maintenance standards, consistent with the landlord's obligations under subsection 20 (1) or section 161, and
 - ii. it is reasonable to carry out the inspection.
5. For any other reasonable reason for entry specified in the tenancy agreement.

May 11, 2026
Date Issued

Melissa Anjema
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.