



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-096127-25

In the matter of: 313 Hollyberry Trail
Toronto ON M2H2P5

Between: Adriel Gerard O'Malley
Fernanda O'Malley Tenants

And

Ang Li Landlord

Adriel Gerard O'Malley and Fernanda O'Malley (the 'Tenants') applied for an order determining that Ang Li (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- failed to meet their maintenance obligations or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference (ACC) was held by videoconference on May 6, 2026.

The Tenants, the Landlord and the Landlord's legal representative Yun Tao Li attended the ACC.

At the ACC, the parties consented to the following order. I was satisfied the parties understood the consequences of the mutual consent.

It is agreed that:

1. The application is amended to include the Tenant Fernanda O'Malley as named party.
2. The Tenants vacated on February 14, 2026.
3. The order LTB-T-098502-25, issued on May 4, 2026 remains in full force and effect.

It is ordered on consent that:

1. The Landlord shall pay to the Tenants \$2,500.00, by electronic transfer, on or before June 5, 2026.

2. If the Landlord does not pay the Tenants the full amount owing on or before June 5, 2026, the Landlord will start to owe interest. This will be simple interest calculated from June 6, 2026 at 4.00% annually on the balance outstanding.
3. Pursuant to the agreement of the parties, this resolves all matters related to this tenancy.

May 14, 2026
Date Issued

Dana Wren
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.