



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-033811-23-RV

In the matter of: 121 TALL OAK PRIVATE
OTTAWA ON K1G6T3

Between: David Li Tenant

And

Tianyun Wang Landlord
Jie Xu

Review Order

David Li (the 'Tenant') applied for an order determining that Tianyun Wang and Jie Xu (the 'Landlord'):

- entered the rental unit illegally.
- 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.

This application has not yet been resolved.

Interim order LTB-T-033811-23-IN was issued on May 1, 2026.

On May 31, 2026, the Tenant requested a review of the interim order.

Determinations:

1. Rule 26.1 of the Board's Rules of Procedure establishes that a party may request review of any order which makes a final determination of the party's rights. The order under review does not make a final determination of any party's rights and therefore it cannot be the subject of the review.
2. The interim order notes that the application was adjourned, directs the parties to provide their unavailable dates, that the Board will send the parties a new notice of hearing, and reflects that the Member who started hearing the application is seized. The interim order also makes determinations about the limitation period, that an application about tenant's

rights ('T2 application') can only proceed against a landlord, superintendent, or agent, and makes determinations about the filing of new evidence.

3. The Tenant argues that the determination regarding who the application can proceed against is a final determination of his rights. For the following reasons I'm not satisfied by that argument.
4. The application has not yet been resolved. It is currently unknown what the outcome of the application will be or how the determination regarding the appropriate respondents will impact the proceedings.
5. If the inverse had been found that a respondent should remain on an application, I would not allow the respondent to file a review of that decision until they defend the application, and a final order has been issued. Therefore, the exclusion of a party is also not the appropriate subject of a review until a final order has been issued.
6. Allowing reviews of decisions that do not finally determine rights is impractical and not consistent with the Board's obligation to run expeditious proceedings. It is typical that multiple preliminary and procedural determinations are made throughout a hearing. If a party could file a review of all those determinations it would be impractical and interfere with the Board's ability to provide final decisions.
7. The review request is denied because it is premature. If after a final order is issued, the Tenant believes that the determination regarding the appropriate respondents constitutes a serious error the Tenant may file a review at that time.

It is ordered that:

1. The request to review order LTB-T-033811-23-IN issued on May 1, 2026 is denied. The order is confirmed and remains unchanged.

June 1, 2026
Date Issued

Amanda Kovats
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.