



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-032324-26-SA

In the matter of: 257 ELYSE CRT
AURORA ON L4G2C9

Between: Qiongxia Xiong Landlord

And

Jordana Schwartz Tenant

Qiongxia Xiong (the 'Landlord') applied for an order to terminate the tenancy and evict Jordana Schwartz (the 'Tenant') and for an order to have the Tenant pay compensation for damage they owe because the Tenant did not meet a condition specified in the order issued by the LTB on October 23, 2025 with respect to application LTB-L-051117-25.

The Landlord's application was resolved by order LTB-L-032324-26, issued on April 17, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-032324-26.

This motion was heard by videoconference on June 8, 2026.

The Landlord's legal representative Yun Tao Li, the Landlord's agent Lucy Liu, and the Tenant attended the hearing.

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

The Parties Agree:

1. The Landlord will make best efforts to accommodate the Tenant's childcare schedule and will attempt to avoid scheduling inspections of the rental unit prior to 10:30 a.m., or between the hours of 3:00 p.m. and 5:00 p.m. on weekdays.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-032324-26, issued on April 17, 2026, is granted.
2. Order LTB-L-032324-26, issued on April 17, 2026, is set aside and cannot be enforced.

3. The previous order issued on October 23, 2025, with respect to LTB-L-051117-25 is amended to add the following terms:
4. The Landlord may conduct an inspection of the rental unit no earlier than June 12, 2026, providing the Landlord complies with the provisions of section 27 of the Act.
5. If the Landlord is unable to perform the inspection referred to in paragraph 4 because the keys do not unlock the door to the rental unit, the Landlord may make a request in writing to the Tenant for a replacement key.
6. The Tenant shall provide a replacement key for the rental unit to the Landlord within seven days of the Landlord making the written request.
7. Commencing on July 1, 2026, up to and including June 1, 2027, the Tenant shall permit the Landlord to inspect the rental unit each month between the 25th of the month and the end of the same month.
8. The Tenant shall not arbitrarily or unreasonably refuse entry to the rental unit providing the Landlord has complied with section 27 of the Act.
9. The remaining terms set out in order LTB-L-051117-25 remain unchanged.

June 16, 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.