



Order under Section 16.1 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-036003-25-**AM**

In the matter of: 273 Grand River St N
Paris ON N3L2N9

Between: Melanie Marie houle Tenants
Eric Christopher Bourgeois

And

Wen Xu Landlord

INTERIM ORDER

T2 Application

Melanie Marie houle and Eric Christopher Bourgeois (the 'Tenants') applied for an order determining that Wen 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 Tenants replacement keys.
- 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.

T6 Application

Melanie Marie houle and Eric Christopher Bourgeois (the 'Tenants') applied for an order determining that Wen Xu (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on May 11, 2026.

The Tenant, Melanie Houle, the Tenant's Legal representative, Jing Xue, and the Landlord attended the hearing.

This order amends the amended order issued on May 19, 2026, which contained a clerical error. All changes to the original order are issued in underlined and bolded script.

Determinations:

1. The Adjudicative Case Conference did not result in settlement, and the matters shall be directed to a merits hearing.
2. The Tenant was reminded that sufficient disclosure of particulars is a required element of procedural fairness to ensure the Landlord is able to know the case to be met. Particulars should include the dates and times, where available, of the alleged offensive conduct together with a detailed description of the alleged conducted engaged in by the Landlord. During the case conference the Tenant's legal representative advised that the Tenant had already served the amended T2 and T6 application on the Landlord in April. The amended applications were uploaded to the portal with a certificate of service. The applications included dates and times where available, and descriptions of the alleged conduct.
3. **The Tenant intends to call one witness to provide direct evidence at the merits hearing. The Tenant shall be directed to provide the Landlord and the LTB with the will-say statements of any witness by the deadline set out below.**
4. The parties shall exchange all documents, pictures and other evidence they intend to rely on at the hearing by the deadlines set out below. The parties shall also provide the LTB a copy of their evidence.
5. The parties agreed that the Tenant vacated the rental unit on September 25, 2025.
6. The parties agreed that the lawful monthly rent was \$1,800.00 as per the lease agreement. It is anticipated that the parties will bring up a rent discount at the merits hearing.
7. It is agreed that the issues in the T6 are as follows: plumbing issues, water leaking, issues with bathroom fan, safe entrance, attic work, snow and grass removal and unsafe construction.

It is ordered that:

1. The hearing is adjourned to a date to be scheduled by the LTB.
2. The parties shall provide their unavailable dates for the months of May through to August 2026 to the LTB by May 14, 2026.
3. The LTB will send the parties a Notice of Hearing for the next hearing date.
4. On or before May 20, 2026, the Tenant shall provide the Landlord and file with the LTB a copy of all documents, pictures and other evidence they intend to rely on at the hearing.

5. On or before May 27, 2026, the Landlord shall provide the Tenant and file with the LTB a copy of all documents, pictures and other evidence they intend to rely on at the hearing.
6. If a party does not comply with the deadlines for disclosure in paragraphs 4 and 5 the Member may refuse to accept the evidence or consider the issues not disclosed.
7. All evidence should be organized in accordance with the LTB's Practice Direction on Evidence.
8. If parties want to make disclosure through the Tribunals Ontario Portal, they must sign and file the LTB's form called "Consent to Disclosure through Tribunals Ontario Portal" found on the LTB's website.
9. Parties may give disclosed material to the LTB by uploading the material to the Tribunals Ontario Portal ('TOP'). Uploading material to TOP does not constitute disclosure to the other party unless the parties have agreed in writing to exchange documents via TOP. Self-represented parties may also file material with the LTB by email. The LTB's e-mail address is ltb.evidence@ontario.ca.
10. I am not seized.

June 15, 2026
Date Amended

Teresa Hunt
Member, Landlord and Tenant Board

May 13, 2026
Date Issued

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.