



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-087457-25

In the matter of: 713 Niagara blvd
FortErie ON L2A3J1

Between: Arielle Liza Spiers Tenant
Lance James Smith

And

Limei Xie Landlord
Yunfu Wu

2 Application

Arielle Liza Spiers and Lance James Smith (the 'Tenant') applied for an order determining that Limei Xie and Yunfu Wu (the 'Landlord') :

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

T6 Application

Arielle Liza Spiers and Lance James Smith (the 'Tenant') applied for an order determining that Limei Xie and Yunfu Wu (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 June 22, 2026.

The Landlord's legal representative, Brianna Brady, and the Tenants attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

1. At the hearing, the Tenant sought to withdraw the application, and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

June 24, 2026
Date Issued

Teresa Hunt
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.