



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-089753-25

In the matter of: 4101, 38 Widmer Street
Toronto ON M5V0P7

Between: Viktoriia Sarana
Maryna Synytsya Tenant

And

Liyun Yan
Tianyang Zhou
Edojia Realty Inc. Landlord

Viktoriia Sarana and Maryna Synytsya (the 'Tenant') applied for an order determining that Liyun Yan, Tianyang Zhou and Edojia Realty Inc. (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 26, 2026.

Both named Tenants and the Landlord's Legal Representative Joey Zhao 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 hearing, the parties consented to the following order.

It is ordered on consent that:

1. In resolution of the Tenant's Application the Landlord shall compensate the Tenant \$3500.00. The Tenant may deduct this \$3500.00 from future rent payable by the Tenant
2. The lawful monthly rent is \$2900.00. It is due on the 20th of each month.
3. The Tenant is authorised to deduct \$2900.00 from the rent due June 20, 2026.
4. The Tenant is authorised to deduct \$600.00 from the rent due July 20, 2026.

June 30, 2026
Date Issued

Reid Jackson

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.