



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-046146-26

In the matter of: 5315, 11 BRUNEL CRT
TORONTO ON M5V3Y3

Between: Urby Habitat Stay Inc Tenant

And

Yichun Hu Landlord

Urby Habitat Stay Inc (the 'Tenant') applied for an order determining that Yichun Hu (the 'Landlord'): altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.

This application was heard by videoconference on June 26, 2026.

The Landlord and the Tenant's legal representative, Merve Ozdemir, attended the hearing. The Landlord was represented by Eric Spalvieri. Parties before the LTB requested the order below on consent. They agree that the order represents a full and final resolution of all issues between the parties. They also agree that the payment below will be made by e-transfer to info@liwinco.com.

On consent of the parties, it is ordered that:

1. The Landlord shall pay the Tenant \$7,050.00 on or before July 15, 2026.
2. On June 28, 2026 the Landlord shall turn over any of the Tenant's belongings that are still in their possession to the Tenant. The Tenant shall turn over any keys to the rental unit still in their possession to the Landlord.

June 30, 2026
Date Issued

Vladimir Nikitin
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.