



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: HSU v JIANG, 2026 ONLTB 3219

Date: 2026-01-07

File Number: LTB-T-044305-25-RV

In the matter of: 731 ZERMATT DR
WATERLOO ON N2T2W7

Between: CHAOKEN HSU Tenant

And

LINGYAN JIANG Landlord

Review Order

CHAOKEN HSU (the 'Tenant') applied for an order determining that LINGYAN JIANG (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-044305-25 issued on December 17, 2025.

On January 2, 2026, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The issues raised in the Landlord's request to review are immaterial to the outcome of the order and, as a result, do not constitute serious errors.
2. The Landlord and Tenant signed an agreement to terminate the tenancy as of April 11, 2025 and the Tenant vacated the rental unit by that date. Any monies paid to the Landlord by the Tenant for the period beyond April 11, 2025 must lawfully be returned to the Tenant. The Landlord has not provided any justiciable reason for retaining these funds.
3. As a result, on the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings or that the Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-044305-25 issued on December 17, 2025 is denied.
The order is confirmed and remains unchanged.

January 7, 2026

Date Issued

Richard Ferriss

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.