



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-059261-25

In the matter of: 5, 403 CHRISTIE ST
PEMBROKE ON K8A4S1

Between: Chuzi Zhou Tenant

And

Oliver Doutre Landlord

Chuzi Zhou (the 'Tenant') applied for an order determining that Oliver Doutre (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on January 7, 2026.

The Tenant and the Landlord attended the hearing.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

It is ordered on consent that:

1. The Landlord returned to the Tenant \$745.00 for the last month's rent deposit on November 24, 2025.
2. The Landlord shall pay the Tenant \$48.00 for the cost of filing the application on or before January 31, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by January 31, 2026, the Landlord will owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.

January 12, 2026
Date Issued

Melinda Jamieson
Hearing Officer, 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.