



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

File Number: LTB-T-061835-25

In the matter of: 3508, 955 BAY ST
TORONTO ON M5S0C6

Between: Amely Vorontsov Tenant

And

Xiaozhi Lin Landlord

Amely Vorontsov (the 'Tenant') applied for an order determining that Xiaozhi Lin (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 12, 2026.

The Landlord's Agent and daughter, Weiyi Zhang, and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. The Landlord shall pay to the Tenant \$1,000.00 which represents an illegal security deposit fee, and \$48.00 which represents the application filing fee, payable in 30 days from the date of the hearing.

On consent, it is ordered that:

1. The total amount the Landlord shall pay to the Tenant is \$1,048.00 which resolves all issues in the T1 application.
2. The Landlord shall pay the Tenant the full amount owing by February 11, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 11, 2026, the Landlord will owe interest. This will be simple interest calculated from February 12, 2026 at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

January 14, 2026
Date Issued

Paula West Oreskovich
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.