Order under Section 135
Residential Tenancies Act, 2006

File Number: LTB-T-061692-25

In the matter of: 106, 920 INVERHOUSE DR
MISSISSAUGA ON L5J4B5

Between: Ruoxuan Zhang — Tenant

And

Interrent Holdings Manager LP — Landlord

Ruoxuan Zhang (the 'Tenant') applied for an order determining that Interrent Holdings Manager LP (the 'Landlord') collected or retained money illegally.

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

The Tenant’s Legal Representative, George Brown, and the Tenant, attended the hearing.

As of 10:24 a.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant’s evidence.

Determinations:

1. As explained below, the Tenant proved some of allegations contained in the application on a balance of probabilities. Therefore, the Landlord must pay to the Tenant interest on the last month’s rent deposit in the amount of $12.34 and the application filing fee in the amount of $48.00.
2. In the application, the Tenant is requesting the return of the last month’s rent deposit as well as the interest on the last month’s rent deposit.

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3. The Tenant entered into a 12-month fixed term lease to begin May 10, 2024, to May 31, 2025. The Tenant gave to the Landlord a rent deposit in the amount of $2,225.00 on May 10, 2024. Rent is due on the first day of each month.
4. The Tenant testified that due to issues in the tenancy, the Tenant vacated on July 28, 2024. The Tenant brought forth a T2 and a T6 application which was resolved in Board order LTB-T-049815-24, issued on November 26, 2025.

5. The Tenant testified that on June 28, 2025, the Tenant requested to terminate her tenancy, and the Landlord replied on the same date that she would accept 60 days' notice to terminate the tenancy, and would accept August 31, 2024 as the date of termination.
6. The Tenant sent the Landlord an email on July 4, 2024, indicating the Tenant would be vacating the rental unit on July 15, 2024. However, the Tenant only vacated on July 28, 2024. On July 29, 2024, the Tenant sent an email to the Landlord to advise she left the rental unit on July 28, 2024.
7. The Tenant acknowledges she never received consent to terminate her lease prior to August 31, 2024.
8. In section 44(4) of the *Residential Tenancies Act, 2006* (the 'Act'), a notice to terminate a fixed term tenancy shall be given at least 60 days before the expiration date specified in the tenancy agreement, to be effective on that expiration date. Based on the evidence before me, that date would be May 31, 2025. However, the Tenant testified that the Landlord consented to an earlier termination date of August 31, 2024.
9. I find that the tenancy terminated on August 31, 2024 and the Tenant is responsible for rent up to that date.
10. In Board order LTB-T-049815-24, the Board Member also determined that the tenancy ended effective August 31, 2024. In that order, the Landlord was ordered to pay the Tenant a 100% rent abatement for the month of August 2024 in the amount of $2,225.00. The Tenant vacated the rental unit on July 28, 2024, and there was no evidence before me that the Tenant paid any further rent after she vacated the rental unit.
11. Since August 2024 was the last month of tenancy, and in accordance with section 106(10) of the Act, the last month's rent deposit shall be applied to the last month of the tenancy which ran from August 1, 2024, to August 31, 2024. Therefore, the Landlord did not illegally retain the last month's rent deposit.
12. The interest on the last month's rent deposit was never paid to the Tenant. The Landlord shall pay to the Tenant interest on the last month's rent deposit from May 10, 2024, to July 31, 2024, in the amount of $12.34.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is $60.34. This amount represents:
   - $12.34 for interest on the last month's rent deposit.
   - $48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by January 30, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by January 30, 2026, the Landlord will owe interest. This will be simple interest calculated from January 31, 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 19, 2026
Date Issued

Paula West Oreskovich
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.