



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-044849-25

In the matter of: 1002B, 398 HIGHWAY 7 E
RICHMOND HILL ON L4B0G6

Between: Yiyun Feng Tenant

And

Wenqi Feng Landlord

Yiyun Feng (the 'Tenant') applied for an order determining that Wenqi Feng (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on December 9, 2025.

The Landlord Wenqi Feng, Tenant Yiyun Feng, and the Tenant's Agent Ziyuan Gao attended the hearing.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the application is granted.
2. The parties agreed on all material issues, including that the Landlord retained a \$500 key deposit, and that interest on the last month's rent deposit was owing.
3. The Tenant vacated the rental unit on May 30, 2025. The keys were left inside the unit on the desk at the Landlord's request, and the Tenant provided a photograph to the Landlord confirming this. The Landlord nevertheless retained the \$500 key deposit illegally.
4. The Landlord collected a last month's rent deposit of \$2,990.00 on December 6, 2023, and did not pay any interest on that deposit up to the date the Tenant vacated. The Landlord therefore owes the Tenant interest in the amount of \$105.90.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$653.90 This amount represents:
 - \$500.00 for the return of the key deposit.
 - \$105.90 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 February 17, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by February 17, 2026, the Landlord will owe interest. This will be simple interest calculated from February 18, 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.

February 6, 2026
Date Issued

Kyle Anderson
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.