



**Order under Section 115 / 135
Residential Tenancies Act, 2006**

File Number: LTB-T-066252-25

In the matter of: 11, 1255 Bridletowne Circle
Scarborough ON M1W0A5

Between: Barakat Animashaun Tenants
Abdullah Adeniran

And

Cheng You Lin Landlord

Barakat Animashaun and Abdullah Adeniran (the 'Tenants') applied for an order determining that Cheng You Lin (the 'Landlord') collected or retained money illegally.

The application was heard by videoconference on February 10, 2026. The Tenant, Abdullah Adeniran, the Landlord and the Landlord's support, Jiayuan Lin (Landlord son) attended the hearing. The Tenant, Abdullah Adeniran provided evidence that he was authorized by the second Tenant, Barakat Animashaun to represent her in this matter. The Tenant did not meet with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord will make the payment to the Tenants via e-transfer at the email address adeniranololade1@gmail.com

On consent it is ordered that:

1. The Landlord shall pay to the Tenants \$1,700.00 in full and final resolution of the Tenants' T1 application.
2. The Landlord shall pay to the Tenants the amount set out in paragraph 1 on or before February 13, 2026.
3. If the Landlord fails to make the payment in accordance with paragraphs 1 and 2 above, the full balance owing becomes due and payable immediately and the Landlord will start to

owe interest. This will be simple interest calculated from February 14, 2026 at 4.00% annually on the balance outstanding.

February 18, 2026
Date Issued

Floredana Ungureanu
Hearings 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.