



Order under Section 135 Residential Tenancies Act, 2006

Citation: Xu v Sattaur, 2026 ONLTB 16834

Date: 2026-02-26

File Number: LTB-T-051817-25

In the matter of: 1005, 1580 SANDHURST CIR
SCARBOROUGH ON M1V2L3

Between: Wei Ming Xu Tenant

And

Bibi Sattaur Landlord

Wei Ming Xu (the 'Tenant') applied for an order determining that Bibi Sattaur (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 11, 2026.

Only the Tenant attended the hearing.

As of 9:59 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 the allegations contained in the application on a balance of probabilities. Therefore, the Landlord must pay the Tenant \$69.80 for the last month's interest which is outstanding.
2. The Landlord failed to pay the Tenant interest on the last month's rent deposit, as required by the *Residential Tenancies Act, 2006* (the 'Act'). The Tenant testified that he received last month's interest for 2022 and 2025, but he did not receive the interest for 2023 and 2024.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$69.80. This amount represents:
 - \$69.80 for interest on the last month's rent deposit for the combined years of 2023 and 2024.

2. The Landlord shall pay the Tenant the full amount owing by March 9, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by March 9, 2026, the Landlord will owe interest. This will be simple interest calculated from March 10, 2026 at 4.00% annually on the balance outstanding.
4. If the Landlord does not pay the Tenant the full amount owing by March 9, 2026, the Tenant may recover this amount by deducting \$69.80 from the rent for one month.
5. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

February 26, 2026

Date Issued

Carrie Bertrand

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.