



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Lei v Zaykova, 2026 ONLTB 16668

Date: 2026-02-20

File Number: LTB-T-063629-25-RV

In the matter of: 1486 BATHURST ST
TORONTO ON M5P0A5

Between: Meng San Lei Tenant
Hiu Lam Kwok

And

Anna Zaykova Landlord

Review Order

Meng San Lei and Hiu Lam Kwok (the 'Tenant') applied for an order determining that Anna Zaykova (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-063629-25 issued on January 30, 2026.

On February 19, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The Tenants' application was dismissed because the application was not filed in time. Section 135(4) of the *Residential Tenancies Act, 2006* ('the Act') establishes that no order shall be made under section 135 with respect to an application filed more than one year after the person collected or retained money. The Board determined that the money that was the subject of the application was retained on July 21, 2024 when the tenancy was terminated. The Board determined that therefore the application was out of time when it was filed on July 30, 2025.
2. The Tenant submits that the Board made an error in law in interpreting section 135(4). On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order.
3. The Board's interpretation of section 135(4) is not clearly wrong or unreasonable. I am not aware of any binding case law nor has the Tenant provided any that supports that the Board incorrectly interpreted the section. The Board provided sufficient and reasonable

reasons for their interpretation of the section. In those circumstances I am not satisfied that the board made an error in law.

4. The Tenant also submits that the Board made an error in law in not considering whether the limitation period in section 135(4) applied to their claim that the Landlord had not given them interest on the last month's rent deposit. The Tenant's application was an application brought pursuant to section 135 of the Act. The Board did not make any errors in applying the limitation period established by that section.

It is ordered that:

1. The request to review order LTB-T-063629-25 issued on January 30, 2026 is denied. The order is confirmed and remains unchanged.

February 20, 2026
Date Issued

Amanda Kovats
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.