



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

**File Number:** LTB-T-065228-25

**In the matter of:** 5, 4605 DONEGAL DR  
MISSISSAUGA ON L5M4X7

**Between:** Yuanzhe He Tenant  
Qiuyun Huang

**And**

Yan Li Lu Landlord  
Peng Wang

Yuanzhe He and Qiuyun Huang (the 'Tenant') applied for an order determining that Yan Li Lu and Peng Wang (the 'Landlord') collected or retained money illegally.

The parties attended a Hearing on February 25, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer.

The Tenant and the Landlord were present.

As a result of the mediation the parties requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

**On consent of the parties, it is ordered that:**

1. The Landlord shall pay to the Tenant the sum of \$357.50 in satisfaction of this application before the Board.
2. The Landlord shall pay the Tenant the amount set out in paragraph 1 above by February 27, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 27, 2026, the Landlord will owe interest. This will be simple interest calculated from February 28, 2026, at 4.00% annually on the balance outstanding.

**March 5, 2026**  
**Date Issued**

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Britney Sooknanan  
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.