



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

File Number: LTB-T-072828-25

In the matter of: 3886 MOUNT ROYAL DR
WINDSOR ON N9G2B7

Between: Samuel Kuivenhoven Tenant

And

Haizhi Ye Landlord

Samuel Kuivenhoven (the 'Tenant') applied for an order determining that Haizhi Ye (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on March 19, 2026. The Landlord and the Tenant attended the hearing.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$600.00. This amount represents an illegal charge of withheld deposit funds.
2. The Landlord shall pay the Tenant the full amount owing as noted in paragraph 1 on or before March 31, 2026.
3. If the Landlord defaults on any of the payments noted in paragraph 2 of this order, the outstanding balance will become immediately due, and the Landlord will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').

March 26, 2026
Date Issued

Sonja Hudson

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.