



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

File Number: LTB-T-108839-25

In the matter of: 907, 19 Singer Court
North York ON M2K0B2

Between: Ka Lai Hui
Jenhon Sze Tenants

And

Rong Rong (Sherry) Lu
Wei Yang Landlords

Ka Lai Hui and Jenhon Sze (the 'Tenants') applied for an order determining that Rong Rong (Sherry) Lu and Wei Yang (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on March 30, 2026.

The Tenants and the first named Landlord attended the hearing.

At the hearing, the parties consented to the following order in full and final settlement of the Tenant's application.

It is ordered on consent that:

1. On or before April 15, 2026, the Landlords shall pay to the Tenants the full amount of \$60.00.
2. If the Landlords do not pay the Tenants the full amount owing by April 15, 2026, the Landlords will owe interest. This will be simple interest calculated from April 16, 2026, at 4.00% annually on the balance outstanding.

April 10, 2026
Date Issued

Ilan Shingait

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.