



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

File Number: LTB-T-009397-26

In the matter of: 699 Indian Road
Windsor ON N9C2M7

Between: Safa Esmaeili Tenant

And

Hang Cui Landlord

Safa Esmaeili (the 'Tenant') applied for an order determining that Hang Cui (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 7, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. At the hearing, the Tenant stated that the Landlord returned her last month's rent deposit of \$648.00. She stated that this payment was received on February 1, 2026.
2. As the matter is now settled and the Landlord returned the last month's rent deposit as required under the *Residential Tenancies Act*, 2006, the Tenant is entitled to her application fee.

It is ordered that:

1. The Landlord shall pay the Tenant \$48.00 for the cost of filing the application.
2. If the Landlord does not pay the Tenant the full amount owing by April 20, 2026, the Landlord will owe interest. This will be simple interest calculated from April 21, 2026 at 4.00% annually on the balance outstanding.

April 9, 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.