



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

File Number: LTB-T-050424-25

In the matter of: 901, 563 MORNINGTON AVE
LONDON ON N5Y4T8

Between: Ali Reza Askani Tenant

And

Larlyn Property Management Ltd Landlord

Ali Reza Askani (the 'Tenant') applied for an order determining that Larlyn Property Management Ltd (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 12, 2026.

Only the Tenant attended the hearing.

As of 9:34 a.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. The Tenant testified that he provided the Landlord with a last month's rent deposit in the amount of \$679.00 on November 13, 2010. The tenancy commenced on December 1, 2010.
2. The Tenant testified that the last month's rent deposit was paid to EIWO Canadian Management Ltd., which managed the residential complex at the time. The Tenant further testified that management of the property was subsequently transferred to Brighton Property Management and thereafter to Larlyn Property Management.
3. The Tenant provided a copy of the lease agreement in which EIWO Canadian Management Ltd. is identified as the "Agent" of the Landlord, having entered into the tenancy agreement on behalf of the property owners and Landlords.
4. The Tenant testified that the owners of the property at the time the tenancy agreement commenced were James Cai and Bing Qiang Cai.

5. The Tenant testified that the tenancy ended on June 1, 2025, following the Tenant's purchase of the rental unit from the Landlord, with the transaction closing on June 2, 2025.
6. The Tenant testified that he paid the monthly rent for May 2025 and provided documentary evidence to confirm this payment.
7. The Tenant also testified that he requested the return of the last month's rent deposit, however, the Landlords refused.
8. Based on the uncontested evidence, I am satisfied that the tenancy terminated on June 1, 2025 by way of purchase of the rental unit which closed on June 2, 2025.
9. However, on the basis of the evidence, in my view the proper Landlords for the purposes of this application are the legal owners of the property during the relevant tenancy period, namely James Cai and Bing Qiang Cai rather than the property management company named by the Tenant.
10. While EIWO Canadian Management Ltd., and subsequently Brighton Property Management and Larlyn Property Management, were involved in the management of the property over time, these entities acted in a representative capacity as agents and property managers rather than as the legal owners and Landlords of the rental unit.
11. Based on the foregoing, the Board finds that any liability arising from the tenancy, including issues relating to the return of the last month's rent deposit, properly rests with the owner(s) of the rental unit or their lawful successors in title, and not with the property management company named in the application. The Board therefore finds that the application has been directed against improper parties and is dismissed on that basis. This dismissal does not preclude the Tenant from bringing a further application against the appropriate party.

It is ordered that:

1. The Tenant's application is dismissed.

April 21, 2026
Date Issued

Christina Philp
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.