



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-098920-25

In the matter of: 701, 7 BROADWAY AVE
TORONTO ON M4P3C5

Between: Tongyi Yuan Tenant

And

Thomas Brissiaud Landlord

Tongyi Yuan (the 'Tenant') applied for an order determining that Thomas Brissiaud (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 15, 2026.

The Tenant and the 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 30, 2026, The Landlord shall pay to the Tenant the full amount of \$391.94. This amount includes a \$300.00 key deposit, and \$91.94 for interest owing on the rent deposit for the period of January 24, 2024, through to April 22, 2025.
2. If the Landlord does not pay the Tenant the full amount owing by April 30, 2026, the Landlord will owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

April 24, 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.