



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-091962-25

In the matter of: 2062 WORTHINGTON DR
OAKVILLE ON L6L1E3

Between: Nicholas Weake
Samantha Ramphal Tenants

And

Xun Yang Landlord

Nicholas Weake and Samantha Ramphal (the 'Tenants') applied for an order determining that Xun Yang (the 'Landlord') collected or retained money illegally.

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

The first named Tenant, and the Landlord attended the hearing.

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

It is ordered on consent that:

1. On or before April 30, 2026, the Landlord shall pay to the Tenants the full amount of \$250.00.
2. If the Landlord does not pay the Tenants 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 20, 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.