



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

File Number: LTB-T-093461-25

In the matter of: UNIT 1109, 121 SAINT PATRICK ST
TORONTO ON M5T0B8

Between: Jiwang Mo
Fei Mo
Tenants

And

Lingling Zhai
Liyi Wu
Landlords

Jiwang Mo and Fei Mo (the 'Tenants') applied for an order determining that Lingling Zhai and Liyi Wu (the 'Landlords') collected or retained money illegally.

This application was scheduled to be heard by videoconference on April 21, 2026.

The Tenant, Fei Mo, attended with the Tenants Representative, Yun Tao Li.

The Landlords Agent, Chenteng Ma, and the Landlords Support, Anlan Jhai, were present.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

The Parties agree that:

1. The Tenants vacated the rental unit on August 22, 2025.
2. The Landlord collected a rent deposit of \$2,450.00 from the Tenants, and this deposit is still being held by the Landlords. Interest on the rent deposit, in the amount of \$55.04 is owing to the Tenants for the period from September 28, 2024, to August 22, 2025.
2. It is understood and agreed that without admission of liability or fault, the Tenants waive \$805.04 of the total amount owing. Therefore, the Landlords will pay \$1,700.00 to the Tenants.

It is ordered on consent that:

1. The total amount the Landlords shall pay the Tenants is \$1,700.00 via electronic transfer on or before May 20, 2026.
2. If the Landlords do not pay the Tenants the full amount owing by May 20, 2026, the Landlords will owe interest. This will be simple interest calculated from May 21, 2026, at 4.00% annually on the balance outstanding.
3. This order resolves all issues between the Parties arising from the tenancy up to April 21, 2026.

April 27, 2026
Date Issued

Eno Ubia
Hearings Officer, 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.