



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

File Number: LTB-T-084288-25

In the matter of: 357 LANGRELL CRES
NEPEAN ON K2J5R8

Between: Ali Malik Tenant

And

Justin Dung Do Landlord

Ali Malik (the 'Tenant') applied for an order determining that Justin Dung Do (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard on April 16, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Kiera Le, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$812.01. This amount represents:
 - \$750.00 for the last month's rent deposit.
 - \$62.01 interest on the last month's rent.
2. The Landlord shall pay the Tenant the full amount owing by April 17, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by April 17, 2026, the Landlord will owe interest. This will be simple interest calculated from April 18, 2026 at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.
5. This is a full and final settlement of all matters arising from or related to the tenancy.

April 30, 2026
Date Issued

Michelle Forrester
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.