



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

File Number: LTB-T-021290-26

In the matter of: 87 WIN TIMBERS CRES
STOUFFVILLE ON L4A0Y9

Between: Shannon Anne Cassidy
Jeremy Cassidy Tenants

And

Kam Fai Wong Landlord

Shannon Anne Cassidy and Jeremy Cassidy (the 'Tenants') applied for an order determining that Kam Fai Wong (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 30, 2026.

The Tenants and the Landlord and the Landlord's Representative, Raymond Lee 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 May 4, 2026, the Landlord shall pay to the Tenants the full amount of \$409.11 as full and final settlement of the Tenants' T1 application.
2. If the Landlord does not pay the Tenants the full amount owing by May 4, 2026, the Landlord will owe interest. This will be simple interest calculated from May 5, 2026, at 4.00% annually on the balance outstanding.

May 1, 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.