



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

File Number: LTB-T-101457-25

In the matter of: 1113, 1 REAN DR
NORTH YORK ON M2K3C1

Between: YUNBING LIN Tenant

And

Amanda Sharma Landlord

YUNBING LIN (the 'Tenant') applied to the Landlord and Tenant Board ('LTB') for an order determining that Amanda Sharma (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on May 5, 2026. The Tenant and the Landlord attended and were self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$300.00. This amount represents the return of the refundable key deposit.
2. The Landlord shall pay the Tenant the full amount owing on or before May 8, 2026.
3. The Landlord and Tenant agreed that the Landlord shall pay the Tenant through email transfer to sylvialin.ice@hotmail.com.

4. If the Landlord does not pay the Tenant the full amount owing on or before May 8, 2026, the Landlord will owe interest. This will be simple interest calculated from May 9, 2026 at 4.00% annually on the balance outstanding.

May 7, 2026
Date Issued

Joanne Lolato
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.