



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

File Number: LTB-T-000467-26

In the matter of: 521 Fanshawe Park Rd. E.
London ON N5X1K8

Between: Rebecca Huang Tenant

And

Abbey Rentals & Property Management Landlord

Rebecca Huang (the 'Tenant') applied for an order determining that Abbey Rentals & Property Management (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 13, 2026. The Tenant attended the hearing. The Landlord's legal representatives Carmen Dawdy and Daniel Abraham attended the hearing.

The Landlord and the Tenant attended the hearing.

The parties requested an order on consent based on the following terms:

1. The application is amended to remove 2425293 Ontario Inc. and Unknown Owner of 521 Fanshawe Park Road East as Landlords. Abbey Rentals & Property Management is the Landlord.
2. Abbey Rentals & Property Management shall pay to the Tenant, \$740.00 (representing \$50.00 for the key deposit and \$690.00 for the last month's rent deposit). The amount of \$740.00 shall be paid on or before June 10, 2026 by e-transfer to the Tenant at the email address: rebeccashuang@gmail.com

May 21, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.