



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Guo v Chen, 2026 ONLTB 41825

Date: 2026-05-25

File Number: LTB-T-027973-25-RV

In the matter of: 2703, 50 CHARLES ST E
TORONTO ON M4Y0C3

Between: Wenjie Guo
Jiaxin Zhang
Tenants

And

Yuliang Chen
Landlord

Review Order

Wenjie Guo and Jiaxin Zhang (the 'Tenants') applied for an order determining that Yuliang Chen (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-027973-25 issued on May 12, 2026.

On May 25, 2026, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The review requests essentially seeks to challenge the outcome of the order. The Landlord believes that the order mis-calculates the damage deposit and the Member failed to consider damages to the rental unit claimed by the Landlord.
2. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.
3. To clarify, this application is a T1 application filed by the Tenants. Therefore, the presiding Member was not required to consider any damage claims made by Landlord. The Landlord may wish to seek legal counsel to better understand the LTB process and applications.
4. Furthermore, the Member at paragraph 10 of the order finds that the parties did not agree to a settlement for damages as claimed by the Landlord. This determination was based on the submissions and evidence led by the parties at the hearing. The Member was in the best position to admit and consider the parties' relevant evidence to arrive at

the final conclusion that the Landlord collected or retained money illegally and the amount. The Member's findings of fact are rational and entitled to deference. This portion of the review request is denied.

5. With respect to the issue of the amount of the damage deposit collected by the Landlord, the order clearly sets out a paragraph 5 to 9 the terms of the lease agreement and the breakdown of the advanced payments made by the Tenants. Having reviewed the order and calculations, I cannot find the Member has made a mathematical error. The Member applied the appropriate legal test and relevant evidence to arrive at the determination that the Landlord collected \$3,000.00 as a damage and cleaning deposit and this is a breach of the Act.
6. Given the above, the Landlord has not demonstrated that a serious error may exist in the May 12, 2026 order, or that a serious error occurred in the proceedings. The request to review the order must accordingly be denied.

It is ordered that:

1. The request to review order LTB-T-027973-25 issued on May 12, 2026 is denied. The order is confirmed and remains unchanged.

May 25, 2026
Date Issued

Dana Wren
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.