



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

File Number: LTB-T-030629-24-RV

In the matter of: 3408, 2221 Yonge St
Toronto ON M4S0B8

Between: Jasmin Panchal Tenant

And

Linggang Zeng Landlord

Review Order

Jasmin Panchal (the 'Tenant') applied for an order determining that Linggang Zeng (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-030629-24 issued on January 9, 2026.

On January 15, 2026, the Landlord requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 19, 2026, interim order LTB-T-030629-24-RV-IN was issued, staying the order issued on January 9, 2026.

The review request was heard by videoconference on March 26, 2026.

The Tenant, the Tenant's Legal Representative Bryan Rubin, and the Landlord attended the hearing.

Determinations:

1. In the application, the Tenant alleged that the Landlord charged an illegal rent increase. In the order dated January 9, 2026, the Member determined that the Landlord unlawfully increased the rent and ordered the excess rent paid to be returned. The Member ordered the Landlord to pay the Tenant \$200.00 for each of the months of November 2023, December 2023, and January 2024, totalling \$600.00.
2. In the review request, the Landlord alleged that the Member failed to consider his evidence that the Tenant actually did not pay the unlawful rent increase for the months of November 2023 to January 2024. The Landlord submitted that he should not have to return money that was not paid to him in the first place.

3. The Landlord testified that the Tenant paid \$2,200.00 in December 2023 and January 2024, not \$2,400.00 per the rent increase. In cross-examination, a rent receipt signed by the Landlord was presented. The rent receipt showed that the Tenant paid \$4,800.00 for the period of November 1, 2023 – December 31, 2023. This indicates payments of \$2,400.00 in both of these months. The Landlord explained that he used the last month's rent deposit for the month of December 2023, which is why the receipt was written that way. Later, the Landlord stated that he used \$200.00 from the rent deposit for the month of December 2023 and applied the remaining \$2,000.00 to January 2024. Finally, the Landlord stated that the Tenant paid \$2,400.00 in November 2023, \$2,200.00 in December 2023, and nothing in January 2024. The Landlord stated that he explained all of this to the Member at the initial hearing, but it was not considered.
4. The Tenant testified that she paid \$2,400.00 each month from November 2023 to January 2024. The Tenant later stated that the whole last month's rent deposit was applied to December 2023, and that she did not actually pay rent in December 2023. Then, the Tenant stated that she paid \$2,400.00 in December 2023, and the rent deposit was applied to January 2024. Finally, the Tenant stated that she paid \$200.00 in January 2024.
5. I do not find either party to be credible. The Landlord presented his evidence in an incredibly confusing and convoluted way. The Landlord's testimony did not match his own rent receipt. Both parties were inconsistent, contradicting themselves on multiple occasions.
6. Although the Member did not reference each individual piece of evidence presented at the initial hearing, I am satisfied that they considered the parties' submissions and gave reasons for each of the material issues. I am therefore not satisfied, on a balance of probabilities, that the order contains a serious error. The review request is denied.

It is ordered that:

1. The request to review order LTB-T-030629-24 issued on January 9, 2026, is denied. The order is confirmed and remains unchanged.
2. The interim order issued on January 19, 2026, is cancelled. The stay of order LTB-T-030629-24 is lifted immediately.

May 29, 2026
Date Issued

Kate Sinipostolova
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.