



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

File Number: LTB-T-073124-25

In the matter of: 2205, 99 HARBOUR SQ
TORONTO ON M5J2H2

Between: Thi Dieu Lien Tran Tenant

And

Marilyn Cheung Landlord

Thi Dieu Lien Tran (the 'Tenant') applied for an order determining that Marilyn Cheung (the 'Landlord') collected or retained money illegally.

The application was heard by videoconference on May 25, 2026. The Tenant and the Landlord attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord will make the payment to the Tenant via e-transfer at the email address lientranvd@gmail.com

On consent it is ordered that:

1. The Landlord shall pay to the Tenant \$412.26 which represents key deposit (\$300.00) plus interest on the last month rent deposit for the period June 15, 2024 to July 31, 2025 (\$59.26) plus the application filing fee (\$53.00) in full and final resolution of the Tenant's T1 application.
2. The Landlord shall pay to the Tenant the amount set out in paragraph 1 on or before May 27, 2026.
3. If the Landlord fails to make the payment in accordance with paragraphs 1 and 2 of this order, the full balance owing becomes due and payable immediately and the Landlord will

start to owe interest. This will be simple interest calculated from May 28, 2026 at 4.00% annually on the balance outstanding.

June 2, 2026
Date Issued

Floredana Ungureanu
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.