



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-016532-26

In the matter of: 15 CURRENT DR
RICHMOND HILL ON L4S0M6

Between: Qixuan Wang Tenant

And

Sarah Yang Landlord
Ze Yu Liu

Qixuan Wang (the 'Tenant') applied for an order determining that Sarah Yang and Ze Yu Liu (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on June 2, 2026.

Only the Tenant Qixuan Wang and the Tenant's Legal Representative Yun Tao Li attended the hearing.

As of 9:31, the Landlords were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlords must reimburse the tenant for last month rent deposit, interest on the rent deposit, key deposit and illegal charges collected at the beginning of the tenancy.

2. **Illegal Charges Collected:**

The Landlord collected a charge which is not allowed by the *Residential Tenancies Act, 2006* (the 'Act').

The Landlord collected \$500.00 for a cleaning deposit and \$2000.00 as a furniture deposit. Both of these charges are illegal charges under the *Residential Tenancy Act 2006* (the Act). The landlord reimbursed the Tenant \$2,400.00 after the Tenant moved out leaving a balance of \$100.00 of these illegal charges have not been returned to the Tenant.

Other Charges:

The Tenant was charged \$500.00 for a key deposit. The Tenant moved out on the 21st of February and returned the keys on February 22, 2026, therefore the remaining balance of charges to be returned to the Tenant after the reimbursement of \$2,400.00 is **\$600.00**. *Section 134 (1) of the RTA states: Unless otherwise prescribed, no landlord shall, directly or indirectly, with respect to any rental unit: (a) collect or require or attempt to collect or require from a tenant, prospective tenant or former tenant of the rental unit a fee, premium, commission, bonus, penalty, key deposit or other like amount of money whether or not the money is refundable.*

3. Rent deposit not applied to last month of tenancy

The Landlord did not use the Tenant's rent deposit to pay for the last rental period of the tenancy and did not return the deposit to the Tenant. This is prohibited by the *Residential Tenancies Act, 2006* (the 'Act'). *Section 1010(10) A landlord shall apply a rent deposit that a tenant has paid to the landlord or to a former landlord in payment of the rent for the last rent period before the tenancy terminates.*

4. Interest on rent deposit owing

The Landlord failed to pay the Tenant interest on the last month's rent deposit, as required by the *Residential Tenancies Act, 2006* (the 'Act'). *Section 106(6) A landlord of a rental unit shall pay interest to the tenant annually on the amount of the rent deposit at a rate equal to the guideline determined under section 120 that is in effect at the time payment becomes due.*

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is **\$5,548.80**. This amount represents:
 - \$600.00 for the illegal charge collected.
 - \$4,800.00 for the last month's rent deposit.
 - \$100.80 for interest on the last month's rent deposit.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by June 26, 2026.
3. If the Landlords do not pay the Tenant the full amount owing by June 26, 2026, the Landlord will owe interest. This will be simple interest calculated from June 27, 2026 at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

June 15, 2026

Date Issued

Darlene Cook

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.