



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

**File Number:** LTB-T-017384-26

**In the matter of:** 602, 250 ALBERT ST  
WATERLOO ON N2L0H5

**Between:** Kaiyue Zou Tenant

**And**

Sage Living Management Inc. Landlord

Kaiyue Zou (the 'Tenant') applied to the Landlord and Tenant Board (LTB) for an order determining that Sage Living Management Inc. (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard on June 3, 2026, by video conference, at which the time parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord agent Cathy Zhu and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

**It is ordered on consent that:**

1. The total amount the Landlord shall pay the Tenant is \$100.00 This amount represents:
  - a) \$52.00 for interest on the last month's rent deposit.
  - b) \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by June 5, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by June 5, 2026, the Landlord will owe interest. This will be simple interest calculated from June 6, 2026, at 4.00% annually on the balance outstanding.

**June 16, 2026**  
**Date Issued**

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Dillanique Knight  
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.