



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-022443-26

In the matter of: 132, 20 ECHO PT
SCARBOROUGH ON M1W0A7

Between: Xinyu Cui Tenant
Keyi Wu

And

Yuxin Jiang Landlord

Xinyu Cui and Keyi Wu (the 'Tenant') applied for an order determining that Yuxin Jiang (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on June 10, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord, the Landlord's Representative Yun Tao Li, the Tenant's Representative Yan Li and the Tenant Keyi Wu were present.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. In good faith, the parties negotiated a global settlement of all issues regarding this tenancy.
2. This tenancy agreement terminated on January 31, 2026.
3. The Landlord will pay the Tenant \$30,404.27 in resolution of this application.
4. If the Landlord pays the Tenant in a timely manner, on or before the deadline negotiated, the Landlord will retain \$3,000.00 of settlement funds and only pay a total of \$27,404.27.
5. The Tenant's Representative has already emailed the Landlord's Representative with instructions on how to deposit the ordered funds.

On consent of the parties, it is ordered that:

1. The Landlord shall pay the Tenant \$30,404.27 to satisfy the claims outlined in this application.
2. The Landlord shall pay the Tenant the full amount owed on or before June 20, 2026.
3. If the Landlord pays the Tenant a total of \$27,404.27 in a timely manner, on or before June 20, 2026, the Tenant shall waive their claim to \$3,000.00 of the settlement funds ordered.
4. If the Landlord does not pay the Tenant the full amount owing by June 20, 2026, the Landlord will owe interest. This will be simple interest calculated from June 21, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.
5. This order settles all claims advanced by the Tenant and/or the Landlord against one another in relation to this tenancy, up to the date of this order.

June 16, 2026
Date Issued

Adam Rogers
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.