



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

File Number: LTB-T-017670-26

In the matter of: 104 Waterloo Ave
North York ON M3H3Y5

Between: Sina Sabbaghzadeh Tenant

and

Yuanze Ouyang Landlord

Sina Sabbaghzadeh (the 'Tenant') applied for an order determining that Yuanze Ouyang (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on June 8, 2026. Instead, the Landlord and the Tenant participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

On consent of the parties, it is ordered that:

1. The Landlord shall pay the Tenant \$4,413.00 on or before June 26, 2026.
2. If the Landlord does 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.
3. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

June 19, 2026
Date Issued

Lindsay Phomin
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.