



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-019085-26

In the matter of: 1105, 222 ALBERT ST
WATERLOO ON N2L3T6

Between: Jabin Lee
Donghyun Lee
Tenants

And

Waterloo Premium Property Management
Landlord

Jabin Lee and Donghyun Lee (the 'Tenants') applied for an order determining that Waterloo Premium Property Management (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on June 4, 2026.

Only the Tenants attended the hearing.

As of 9:50 a.m., the Landlord 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 did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. The Tenants named in this application are siblings. On or about February 28, 2022 the Tenants each provided the Landlord with a \$500.00 key deposit. The tenancy commenced on September 1, 2022. The Tenants vacated the unit on or about August 2, 2025.
3. Only the Tenant Jabin Lee is a named Tenant on the lease agreement, her brother was an occupant of the rental unit.
4. Following termination of the tenancy, the Tenants sought the return of their key deposits. The Landlord did not immediately return the deposits. DongHyun Lee commenced an LTB proceeding for the return of his deposit (LTB-T-021229-26). By Order dated April 10, 2026, it was determined that DongHyun Lee was not entitled to the return of his key deposit by way of an LTB proceeding because he was not "a tenant or former tenant". The adjudicator specifically found that the Tenant had established that the deposit had been

paid to the Landlord but declined to make an award on the basis that the LTB had no jurisdiction to hear the application.

5. The Tenants admitted that the Landlord has re-paid the key deposit to Jabin Lee the lawful named Tenant.
6. Unfortunately, this application seeks the same remedies already considered and dismissed in LTB-T-021229-26 for lack of jurisdiction.

It is ordered that:

1. The Tenants application is dismissed, and the LTB file is closed.

June 24, 2026
Date Issued

Christina Budweth
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.