



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Chung v Wang, 2026 ONLTB 48837

Date: 2026-06-19

File Number: LTB-T-025229-26-RV

In the matter of: 344 EVERGREEN CRES
OAKVILLE ON L6H4T6

Between: Jin-Ru Jerry Chung Tenant

And

Abby Wang Landlord

Review Order

Jin-Ru Jerry Chung (the 'Tenant') applied for an order determining that Abby Wang (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-025229-26 issued on May 21, 2026 pursuant to a hearing held on May 7, 2026 attended by the Landlord and the Tenant's Agent, Christina Lee.

On June 18, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The Tenant submits they were not reasonably able to participate in the hearing and there is a serious error in the order. Specifically, the Tenant submits they were not able to give evidence they wished to as to the bad faith and misleading statements of the Landlord as the Member denied the Landlord's request to combine applications, and that the Member's findings in relation to the rent deposit constitute a serious error.
2. The order provides cogent reasons for denying the Landlord's request to combine this application with the Landlord's L10 application, including that the applications have no overlap. Therefore, I find this does not constitute an error in the order, and that the Tenant not being able to give evidence that may be relevant to the L10 application, but not this application, does not constitute an inability to reasonably participate in the hearing. The order reflects that the Tenant's Agent meaningfully participated in the hearing by giving evidence and submissions that were relevant to the application heard.
3. The remainder of the review request amounts to an argument with the findings of fact made by the hearing Member in relation to the rent deposit.

4. As the Tenant has not shown that there was no evidence to support the Member's findings or that the Member's findings are capricious or unreasonable, a review is not warranted. The Member was in a better position to assess the credibility of the witnesses before them and there was evidence upon which the Member could reasonably have reached their decision.
5. There is nothing in the record to support a determination that the hearing member applied improper principles in assessing the evidence introduced or that there was insufficient evidence before the Board to support its conclusions.
6. The order sets out detailed reasons for the determinations made by the Member and establishes a reasonable basis for those determinations. Reasonable determinations will not be interfered with on review.
7. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order, that a serious error occurred in the proceedings and that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-025229-26 issued on May 21, 2026 is denied. The order is confirmed and remains unchanged.

June 19, 2026
Date Issued

Benjamin Seigel
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.