



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

Citation: Chen v Liu, 2026 ONLTB 49498

Date: 2026-06-23

File Number: LTB-T-077473-25-RV

In the matter of: 201, 180 GEORGE ST
OTTAWA ON K1N0G8

Between:	Yani Chen	Tenant
And		
	Yanjun Liu	Landlord

Review Order

Yani Chen (the 'Tenant') applied for an order determining that Yanjun Liu (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-077473-25 issued on June 2, 2026.

On June 17, 2026, the Landlord requested a review of the order.

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

Determinations:

1. The Landlord's request to review largely restates the Landlord's position on issues that were raised and addressed at the original hearing and voices their disagreement with the Member's determinations.
2. Interpretation Guideline 8 - Review of an Order states:

A review is not an appeal or an opportunity to change the way a case was presented.

The purpose of the review process is not to provide parties with an opportunity of presenting a better or different case than they did at first instance. There is nothing in the record or in the request for review to support a determination that the Member applied improper principles in assessing the evidence introduced or that there was insufficient evidence before the Board to support its conclusions. I would not interfere with the assessment of the evidence by the Member of first instance, who had the opportunity of observing the witnesses and of hearing the evidence in its totality.

TSL-51694-14-IN-RV (Re), 2015 CanLII 23959 (ON LTB) at para 10

3. The Landlord's disagreement with the Member's determinations is not sufficient grounds for review. There is no indication that the Member applied improper principles in assessing the evidence introduced in this case or that there was insufficient evidence before the Board to support the Member's conclusions.
4. Ultimately, the Landlord's request to review suggests that the Landlord profoundly misunderstands these proceedings. The primary allegation against the Landlord is that they are a tenant in relation to the owner and that they rented the rental unit out to the Tenant for an amount that was more than the Landlord was being charged by the owner. The amount that the Landlord charged the Tenant in excess of the amount the Landlord was charged by the owner is unlawful rent which must be returned to the Tenant. Given that the tenancy was only for one month, any deposit charged over and above the lawful rent, must also be returned to the Tenant. Although the Landlord appeared to argue that the Tenant did not vacate the rental unit after one month to support their argument that they should not have to return funds to the Tenant, the Member did not accept this argument.
5. As a result, based on the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings or that the Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-077473-25 issued on June 2, 2026 is denied. The order is confirmed and remains unchanged.

June 23, 2026
Date Issued

Richard Ferriss
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.