



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

File Number: LTB-T-044948-25

In the matter of: 205, 70 LANDRY ST
VANIER ON K1L0A8

Between: Keven Presseau-St-Laurent Tenant

and

Bogdan Toma Landlord

Keven Presseau-St-Laurent (the 'Tenant') applied for an order determining that Bogdan Toma (the 'Landlord') collected or retained money.

This application was scheduled to be heard by videoconference on January 5, 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 total amount the Landlord shall pay the Tenant is \$3,486.06. This amount represents excess rent collected.
2. The Landlord shall pay the Tenant the full amount owing by January 12, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by January 12, 2026, the Landlord will owe interest. This will be simple interest calculated from January 13, 2026, at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

January 8, 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.