



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-046155-25

In the matter of: 3, 47 GROSVENOR AVE
OTTAWA ON K1S4S1

Between: Douglas Altilio Tenant

And

Falsetto Homes Landlord

Douglas Altilio (the 'Tenant') applied for an order determining that Falsetto Homes (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 7, 2026. The Tenant and the Landlord's Legal Representative, Arashdeep Grewal attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord shall pay the Tenant the amount of \$4,795.00, the last month rent's deposit, by February 28, 2026.
2. The Landlord shall pay the Tenant the amount of \$86.44, the last month's interest, by February 28, 2026.
3. The Landlord shall pay the Tenant the amount of \$48.00, the application fee, by February 28, 2026.
4. The total amount that the Landlord shall pay to the Tenant by February 28, 2026 is \$4,929.44.
5. If the Landlord does not pay the Tenant the full amount owing on or before February 28, 2026, the Landlord will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

January 14, 2026
Date Issued

Carrie Bertrand
Member, 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.