



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-059999-25

In the matter of: 1465 Lawrence ave w
North York ON M6L1B3

Between: Kevin Hipplewith Tenant
Shaneiqua Reid

And

Blackstar 1465 Limited Partnership Landlord

Kevin Hipplewith and Shaneiqua Reid (the 'Tenant') applied for an order determining that Blackstar 1465 Limited Partnership (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on December 22, 2025.

The Landlord's Legal Representative Sara Ginman and the Tenant attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant.

Determinations:

The Landlord

1. The Landlord's name is amended from Greenwin Blackstar to Blackstar 1465 Limited Partnership.

The Limitation Period

2. At the outset of the hearing the Landlord's Legal Representative requested that the Tenant's Application be dismissed as it had not been filed within the limitation period in the *Residential Tenancies Act, 2006* (the 'Act')
3. The Tenant's Application was filed on July 31, 2025. The Landlord's Legal Representative testified that the Tenant vacated on August 12, 2023.
4. By way of background the parties entered into a consent agreement in LTB-L-041125-22 that the Tenant would pay \$1000.00 per month from March 2023 to September 2024.

5. On May 24, 2023, the Landlord filed an L4 alleging that the Tenant failed to pay \$1000.00 on or before May 20, 2023. Subsequently the tenancy was terminated effective June 24, 2023, by way of *ex-parte* order LTB-L-041264-23 issued on June 13, 2023.
6. The Tenant testified that they didn't get a notice that they owed the Landlord any money because the Landlord was charging them extra payments. The Tenant testified that they shouldn't have missed any payments, and were getting the money ready and did not know they could appeal at the time.
7. The Tenant testified that if they vacated, they did not owe any money.
8. Section 135(4) of the Act states:

(4) No order shall be made under this section with respect to an application filed more than one year after the person collected or retained money in contravention of this Act or the Tenant Protection Act, 1997.
9. Accordingly, I am satisfied that a one-year limitation period applies to the Tenant's Application. As the Tenant vacated August 12, 2023, in accordance with LTB-L-041264-23 I am not satisfied the Tenant has met this limitation period.
10. Additionally, based on the Tenant's submissions it appears that the T1 is an attempt to relitigate, at least in part, the *ex-parte* eviction order. I note that the Tenant filed a request to review this order, or a motion to set it aside, and find it would be inappropriate to relitigate the matter as part of this T1.
11. Therefore, the Tenant's Application shall be dismissed.

It is ordered that:

1. The Tenant's Application is dismissed.

January 16, 2026
Date Issued

Reid Jackson
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.

