



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

File Number: LTB-T-083010-24-RV2

In the matter of: Main Floor, 357 Painted Post Drive
Scarborough ON M1G2M6

Between: Muskan Vohra Tenant
Heena Vahora

And

Amirreza Bolouri Landlord

Review Order

Muskan Vohra and Heena Vahora (the 'Tenant') applied for an order determining that Amirreza Bolouri (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-083010-24-RV issued on December 19, 2025.

On January 9, 2026, the Landlord requested a review of the review order.

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

Determinations:

1. The Landlord's review request (RTR) is based upon serious error. The Landlord submits there was a serious error in the reviewing member's order dated December 19, 2025 (The "Order").
2. The facts are not entirely in dispute. The reviewing member found that the Landlord unlawfully collected a security/damage deposit and correspondingly, ordered the Landlord to return the illegal charge collected. The Landlord's review request submits enforcement of the Order would result in "irreparable prejudice" on the basis that once the Landlord's L10 application (for damages) is adjudicated, the Landlord "*may be entitled to reimbursement for tenant-caused damages*".
3. On the basis of the submissions made in the request, I am not satisfied there is a serious error in the Order or that a serious error occurred in the proceedings.

4. Here, the member correctly identified - and applied - the relevant legal provisions under the Act. The member correctly noted that the Landlord is not permitted to resort to a type of “self help” by collecting money in advance for damage that the Tenants may or may not have caused. While it is clear the Landlord disagrees with the member’s application of the law, the Landlord’s L10 and/or any future enforcement of a possible order under the Landlord’s L10 application is a distinct and separate matter and does not entitle the Landlord to retain – temporarily or otherwise - unlawfully collected monies.
5. As I find no error in the member’s findings or relief rendered, the Landlord’s review request must therefore be denied.

It is ordered that:

1. The request to review order LTB-T-083010-24-RV issued on December 19, 2025 is denied. The order is confirmed and remains unchanged.

January 13, 2026
Date Issued

Peter Nicholson
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.