



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

File Number: LTB-T-060792-25

In the matter of: 605, 2975 Albion Rd. N
Ottawa ON K1V8S3

Between: Mary Murphy Fatima Romero Tenants
Roberto Romero

And

Osgoode Properties Ltd Landlord

Mary Murphy Fatima Romero and Roberto Romero (the 'Tenants') applied for an order determining that Osgoode Properties Ltd (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 12, 2026.

The Landlord's Legal Representative, Anne Skelley, and the Tenants attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

The parties agree that:

1. The Landlord sent to the Tenants a cheque in the amount of \$217.31 to resolve this application however it was addressed to the wrong unit number. The Landlord realized the error, will be cancelling that cheque and will be issuing a new one to the Tenants with the proper unit number.

On consent, it is ordered that:

1. The Landlord shall pay to the Tenants \$217.31 which resolves all issues in the T1 application.
2. The Landlord shall pay the Tenants the full amount owing by January 30, 2026.
3. If the Landlord does not pay the Tenants the full amount owing by January 30, 2026, the Landlord will owe interest. This will be simple interest calculated from January 31, 2026 at 4.00% annually on the balance outstanding.

January 19, 2026
Date Issued

Paula West Oreskovich
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.