



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-063837-25

In the matter of: 211, 321 MARLAND AVE
OSHAWA ON L1J1X3

Between: Brayden laflamme Tenant

And

SKPMRENTS17 Landlord

Brayden laflamme (the 'Tenant') applied for an order determining that SKPMRENTS17 (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 13, 2026.

The Landlord's legal representative, Sean Beard, the Landlord's property manager, Samantha Jones, and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities.
2. The Tenant alleged that the Landlord withheld \$268.00 from the Tenant's last month's rent deposit for repair of a toilet in the rental unit in contravention of subsection 105(10) of the *Residential Tenancies Act, 2006* (the 'Act').
3. Subsection 105(1) of the Act states:

A landlord shall apply a rent deposit that a tenant has paid to the landlord or to a former landlord in payment of the rent for the last rent period before the tenancy terminates.
4. The Landlord did not contest the Tenant's application.
5. As such, I find that the Landlord retained money illegally.
6. The Tenant also incurred \$48.00 for filing the application and is entitled to reimbursement of those costs.
7. The parties agreed that the Landlord would pay the Tenant \$316.00 on or before February 13, 2026.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$316.00. This amount represents:
 - \$268.00 for the illegal charge collected.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by February 13, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 13, 2026, the Landlord will owe interest. This will be simple interest calculated from February 14, 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 22, 2026
Date Issued

Jana Rozehnal
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.