



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-056334-25

In the matter of: 703 PERCIFOR WAY
ORLEANS ON K1W0E4

Between: Karelynne Boucher Tenant

And

Fida Abboud Landlord

Karelynne Boucher (the 'Tenant') applied for an order determining that Fida Abboud (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 15, 2026.

The Landlord 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. Therefore, the Landlord must pay the Tenant \$281.75.

Interest on rent deposit owing

Tenant evidence

2. The Tenant submits that the Landlord owes interest from the last month's rent deposit. There is no dispute that the Landlord collected a last month's rent deposit in the amount of \$1500.00 on September 1, 2016. Pursuant to Section 106 (6) of the Residential Tenancies Act, 2006 (the "Act"), the Landlord is required to pay interest on the last month's rent deposit at the rate of the applicable annual rent increase guideline. There is also no dispute that the tenancy terminated on June 30th, 2025.

Landlord evidence

3. The Landlord did not dispute that she has not paid the interest on the last month's rent deposit and cited that the reason she did not pay is because of damages to the rental unit. However, during the hearing, I informed the Landlord that the subject of damage and cleanliness was not part of this application.

4. I find that the Landlord failed to pay the Tenant interest on the last month's rent deposit, as required by the Act.
5. Based on the applicable guideline interest rates from 2016 to 2025, and applying simple interest, the interest owing on the last month's rent totals \$233.75. Interest for the final year was prorated to reflect that the tenancy ended prior to the completion of the guideline year. I therefore find that the correct amount of the interest owing on the last month's rent deposit is \$233.75.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$281.75. This amount represents:
 - \$233.75 for interest on the last month's rent deposit.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by February 3, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 3, 2026, the Landlord will owe interest. This will be simple interest calculated from February 4, 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 23, 2026
Date Issued

Teresa Hunt
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.