



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

File Number: LTB-T-063141-25

In the matter of: 1416, 44 ST JOSEPH ST
TORONTO ON M4Y2W4

Between: Ga Young Kim Tenant

And

Bo-Ko Limited Landlord

Ga Young Kim (the 'Tenant') applied for an order determining that Bo-Ko Limited (the 'Landlord') collected or retained money illegally.

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

The Landlord's Agent David Bowman, and the Tenant attended the hearing.

Determinations:

1. The Tenant only claims the cost of filing the application in the amount of \$48.00.
2. For the reasons below, I find that the Tenant is entitled to the reimbursement of those costs.
3. It was not disputed that the Landlord collected \$150.00 from the Tenant for a key deposit when the Tenant moved into the rental unit on December 3, 2015, and did not return the key deposit when the Tenant vacated the rental unit on June 28, 2025.
4. It was also not disputed that the Landlord returned the key deposit to the Tenant on August 3, 2025.
5. The Tenant filed this application on July 30, 2025, four days before the Landlord returned the key deposit to the Tenant on August 4, 2025.
6. Although the Landlord stated that he did not know that the Tenant had filed the application and that he always intended to return the key deposit, and that the delay in returning the key deposit was due to staff being on vacation, the documentary evidence supports the Tenant's allegation that the Landlord intended to retain the key deposit due to alleged damage to the rental unit.

7. As such, when the Landlord failed to return the key deposit within a month of the Tenant's vacating the rental unit, the Tenant filed this application.
8. I find that the Tenant's conduct was reasonable, she had filed the application in order to preserve her rights and incurred costs in doing so.
9. Accordingly, the Landlord shall be ordered to reimburse the Tenant for the application filing fee in the amount of \$48.00.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by February 6, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 6, 2026, the Landlord will owe interest. This will be simple interest calculated from February 7, 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 26, 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.