



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-052987-25

In the matter of: Main Floor, 34 Glencrest Boulevard
Toronto ON M4B 1L3

Between: Justine Lumb
Macklin Kelly Tenants

and

Mohammad Ali Zolali Landlord

Justine Lumb and Macklin Kelly (the 'Tenants') applied for an order determining that Mohammad Ali Zolali (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on November 26, 2025.

The Landlord and the Tenant Justine Lumb attended the hearing.

Determinations:

1. The Tenants seek to recover their \$200.00 key deposit and \$310.49 they overpaid to the Landlord for utilities. The Landlord acknowledges these debts but submitted he has refused to refund the monies because the Tenants allegedly caused undue damage to the rental unit before they vacated in February 2025.
2. The Landlord understood that he must refund these monies because they have been retained in contravention of the *Residential Tenancies Act, 2006* (the 'Act'). The Landlord understood that he can pursue his claim for damages in a properly constituted application under section 89 pleaded on form L10.
3. The Landlord will be ordered to refund the monies and the Tenants' application filing fee.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$563.49. This amount represents:
 - \$510.49 for the illegal charge collected.
 - \$53.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by February 2, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by February 2, 2026, the Landlord will owe interest. This will be simple interest calculated from February 3, 2026 at 4.00% annually on the balance outstanding.

January 22, 2026
Date Issued

Nersi Makki
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.