



Order under Section 135 Residential Tenancies Act, 2006

Citation: Shkut v Sanches, 2026 ONLTB 7408

Date: 2026-01-28

File Number: LTB-T-064326-25

In the matter of: 573 DUNCAN LANE
MILTON ON L9T0T8

Between: Andrii Shkut Tenants
Nelia Shkut

And

Suellen Sanches Landlord

Andrii Shkut and Nelia Shkut (the 'Tenants') applied for an order determining that Suellen Sanches (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 20, 2026.

The Landlord and the Tenant, A. Shkut, attended the hearing.

Agreed Facts:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities.
2. The Tenants vacated the rental unit lawfully on March 30, 2025, and the Landlord still owes the Tenants \$1,100.00 of the unused last month's rent deposit.
3. The Landlord also owes the Tenants \$135.00 interest on their last month's rent deposit.
4. The Tenants paid \$48.00 to file their application, and the Tenants are entitled to reimbursement for this amount.
5. The parties agree that the Landlord will pay the total of \$1,283.00 as follows:
 - (a) Commencing January 2026, and continuing each month, for five months, up to and including May 2026, \$256.60 on or before the 23rd day of each of those months, respectively.
6. The Tenants agree that they will delay seeking enforcement of this order until the day the Landlord breaches the payment schedule above in paragraph #5.

It is ordered that:

1. The total amount the Landlord shall pay the Tenants is \$1,283.00. This amount represents:
 - \$1,100.00 remaining on the last month's rent deposit,
 - \$135.00 interest on the last month's rent deposit
 - \$48.00 for the cost of filing the application.
2. If the Landlord breaches the above-mentioned payment terms as outlined above in paragraph #5 of the Determinations, the Landlord will owe interest. This will be simple interest calculated from the day the Landlord breaches the payment terms, at 4.00% annually on the balance outstanding.
3. The Tenants have the right, at any time, to collect the full amount owing, or any balance outstanding under this order.

January 28, 2026
Date Issued

Nancy Morris
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.