



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

File Number: LTB-T-064250-25

In the matter of: 923, 88 BATHURST ST
TORONTO ON M5V0W8

Between: Kathleen Castner Tenant

And

Hines Landlord

Kathleen Castner (the 'Tenant') applied for an order determining that Hines (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 27, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's agent, Dan Dumitru and the Tenant participated in mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$2,090.25. This amount represents:
 - \$2,042.25 part refund for money paid as deposit.
 - \$48.00 for the cost of filing the application.
2. On or before February 6, 2026, the Landlord shall pay the Tenant the full amount owing. This payment shall be mailed by cheque to the Tenant's address at: 2544 Andover Road Nanoose Bay, British Columbia V9P 9K5.
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 30, 2026
Date Issued

Oluwatobi Abobarin
Hearings Officer, 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.