



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-044832-25

In the matter of: 401, 100 WESTERN BATTERY RD
TORONTO ON M6K3S2

Between: Aidan Daniels Tenant
Kaitlyn Madore

And

Silvana Talevska Landlord

Aidan Daniels and Kaitlyn Madore (the 'Tenant') applied for an order determining that Silvana Talevska (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on December 9, 2025.

Only the Tenants attended the hearing.

As of 9:27 am, the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

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 is \$348.00.
2. It is the Tenant's undisputed evidence that when they vacated the rental unit on May 29, 2025, the Landlord did not return to the Tenant the \$300.00 key deposit being held upon receipt of the keys.
3. The Tenant introduced as evidence an email from the Landlord's realtor, including an attached photo, which confirmed the return of the keys to the Landlord.
4. Accordingly, on the basis of the uncontested evidence before the Board, I find that the Landlord did not return the deposit to the Tenant. This is prohibited by the *Residential Tenancies Act, 2006* (the 'Act').

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$348.00. This amount represents:
 - \$300.00 for the key deposit.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by February 20, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 20, 2026, the Landlord will owe interest. This will be simple interest calculated from February 21, 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.

February 9, 2026
Date Issued

Kyle Anderson
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.