



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-063107-25

In the matter of: 70 BARKERVILLE DR
WHITBY ON L1P0L8

Between: Lorena Joseph Tenant

And

Lyle Bradbury Landlord

Lorena Joseph (the 'Tenant') applied for an order determining that Lyle Bradbury (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 15, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.

Rent deposit not applied to last month of tenancy
2. The Landlord did not illegally retain the Tenant's rent deposit.
3. The Tenant testified that they and the Landlord signed an N11 notice, which permitted the Tenant vacate the rental unit on July 31, 2025. The Landlord challenged the Tenant's evidence. Specifically, the Landlord testified that they never signed an N11 notice, so when the Tenant vacated the rental unit, she was still liable to pay rent for the month of August 2025, which is where the Landlord used the last month rent deposit.
4. The Tenant submitted into evidence an N11 notice with the termination date of July 31, 2025. The N11 notice was signed by the Tenant on July 17, 2025. The Landlord did not sign it.
5. I find in favour of the Landlord's evidence. The N11 notice was signed by just one party. The Tenant was unable to establish that there was a "meeting of the minds", an agreement between the parties, that allowed the Tenant to vacate on July 31, 2025. Therefore, the Landlord was legally able to use the last month rent deposit for the month of August 2025,

as the Tenant failed to provide the Landlord with a 60 day notice. The Landlord also testified that they did not re-rent the rental unit out after the Tenant vacated. In November 2025, the Landlord sold the residential complex.

It is ordered that:

1. The Tenant's application is dismissed.

February 5, 2026

Date Issued

Vishal Nanda

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.