



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-096489-25

In the matter of: 125 Walter St.
Kitchener ON N2G0B7

Between: Alaa Maloudi Tenant

And

Ashoke Bhattacharya Landlords
Rita Bhattacharya

Alaa Maloudi (the 'Tenant') applied for an order determining that Ashoke Bhattacharya and Rita Bhattacharya (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on February 3, 2026, where the parties elected to participate in a Board facilitated online dispute resolution mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord, Ashoke Bhattacharya 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.

When the capitalized word "Landlords" is used in this Order, it refers to all persons or companies identified as Landlords at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

Agreed Facts:

1. The lawful monthly rent effective March 1, 2026, is \$1,100.00.
2. The Tenant waives claim to the cost of filing this application.

It is ordered on consent that:

1. The total amount the Landlords owe the Tenant is \$1,032.10. This amount represents:
 - \$900.00 for excess rent collected.
 - \$132.10 for interest on the last month's rent deposit.
2. The amount owing in paragraph 1 will be satisfied by Tenant deducting \$1,032.10 from the lawful rent due for March 1, 2026. The Tenant will pay the Landlords the balance of \$67.90.
3. This order on consent is in full and final settlement of this application up to the date of this order.

February 6, 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.