



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-082619-25

In the matter of: 325 ARCHIBALD ST S
THUNDER BAY ON P7E1G6

Between: Diane Patterson Tenant

And

SMS Property Trust Inc. Landlord

Diane Patterson, ('Tenant') applied for an order determining that SMS Property Trust Inc. (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 5, 2026.

The Tenant, the Tenant's Agent Todd Patterson, and the Landlord's Agent Jana Rajah attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant's name is amended as above.
2. The Landlord shall pay to the Tenant \$4,635.34, including the application filing fee, on or before March 9, 2026, via cheque.
3. The Landlord shall mail the cheque to the Tenant at her new address noted at hearing so the funds are in the Tenant's possession by March 9, 2026.
4. If the Landlord does not pay the Tenant the full amount owing by March 9, 2026, the Landlords will owe interest. This will be simple interest calculated from March 10, 2026, at 4.00% annually on the outstanding balance.
5. The Tenant has the right, at any time, to collect the full amount owing or any balance

outstanding under this order.

February 13, 2026

Date Issued

Diane Wade

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.