



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

File Number: LTB-T-109531-25

In the matter of: 2506, 8 PARK RD
TORONTO ON M4W3S5

Between: Thisun Saram Tenant

And

Radu Dudu Landlord

Thisun Saram (the 'Tenant') applied for an order determining that Radu Dudu (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 5, 2026. The Tenant, Thisun Saram and the Landlord, Radu Dudu attended the Online Dispute Resolution (ODR). The Tenant did not legal advice prior to the ODR.

At the ODR, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenant with a N12 termination of tenancy, with a move out date of June 30, 2025.
2. The Tenant vacated the rental unit on June 28, 2025.
3. The Landlord did not compensate the Tenant an amount equal to one month's rent for vacating the rental unit.
4. The lawful monthly rent for this unit was \$1670.00.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay compensation to the Tenant in the amount of \$2,500.00.
2. The Landlord shall pay the Tenant the full amount owing on or before February 9, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by February 9, 2026, the Landlord will owe interest. This will be simple interest calculated from February 10, 2026, at 4.00% annually on the balance outstanding.

February 9, 2026
Date Issued

Pauline Brewster
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.