



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-063108-25

In the matter of: 2546 GRAND OAK TRAIL
OAKVILLE ON L6M0S4

Between: Sanjay Lad
Salena Roanna Singh Tenants

And

Orlando Ortega Landlord

Sanjay Lad and Salena Roanna Singh (the 'Tenants') applied for an order determining that Orlando Ortega (the 'Landlord') collected or retained money illegally (T1 application) and failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 application).

This combined T1/T6 application came before the LTB by way of Adjudicative Case Conference (ACC) and was conducted by videoconference on February 5, 2026.

The Landlord and the Tenants attended the ACC.

At the ACC, the parties consented to the following order to resolve all issues regarding the tenancy.

Determinations:

1. The tenancy between the Landlord and Tenants terminated on March 1, 2025.
2. The Landlord has filed an L10 application (LTB-L-067398-25) with the Board, which has not been scheduled as of the date of the ACC.

It is ordered on consent that:

1. The Landlord shall pay to the Tenants the amount of \$3,231.69, representing the last month's rent deposit, interest owing on the deposit, and agreed amount for key deposit.
2. The Landlord shall pay to the Tenants the amount set out in paragraph 1, by way of e-transfer to sandemas@gmail.com on or before February 13, 2026.

3. If the Landlord does not pay the Tenants the full amount owing on or before February 13, 2026, the Landlord will start to owe interest. This will be simple interest calculated from February 14, 2026, at 4.00% annually on the balance outstanding.
4. The Landlord shall withdraw the L10 application, LTB-L-067398-25, as this consent order resolves all issues regarding the tenancy between the Landlord and Tenants.

February 12, 2026
Date Issued

Christina Philp
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.