



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-080280-25

In the matter of: 1, 534 TEAKWOOD DR
WATERLOO ON N2L4L6

Between: Larriza Dsouza Tenant

And

HouseSigma Inc. Brokerage Landlords
Ramnik J.

Larriza Dsouza (the 'Tenant') applied for an order determining that HouseSigma Inc. Brokerage and Ramnik J. (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on February 18, 2026.

The Landlord Janarthan Shanthalinkam and the Tenant Larriza Dsouza attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. This order is issued in full and final satisfaction of all issues arising in this tenancy.
2. The tenancy terminated on 30 September 2025, the date the Tenant vacated the rental unit.
3. The Landlords shall pay to the Tenant 400.00 on or before 20 FEB 2026. This amount represents \$350.00 for return of half the last month's rent deposit, and \$50.00 for the return of the key deposit.

February 20, 2026
Date Issued

Kyle Anderson
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.