



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

File Number: LTB-T-035843-25

In the matter of: N467, 35 Rolling Mills Road
Toronto ON M5A 0V6

Between: John William Kurtz Tenant

and

Adele William Clarke Landlord

John William Kurtz (the 'Tenant') applied for an order determining that Adele William Clarke (the 'Landlord') collected or retained money illegally.

The parties attended a Hearing scheduled on February 18, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord and the Tenant participated in the mediation. The Landlord received legal advice about this application but the Tenant did not.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

It is ordered on consent of the parties that:

1. The tenancy between the Tenant and the Landlord terminated April 27, 2025.
2. The Landlord shall pay to the Tenant \$422.50 on or before February 28, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 28, 2026, the Landlord will owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

4. This order on consent is in full and final settlement of this application, and it resolves all issues related to this tenancy.

February 24, 2026
Date Issued

Denise Hannivan
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.