



Order under Section 135 Residential Tenancies Act, 2006

Citation: Persaud v Nandlal, 2026 ONLTB 16617

Date: 2026-02-26

File Number: LTB-T-055829-25

In the matter of: 29 Tanglemere Crescent
Brampton ON L7A1R8

Between: Savitree Persaud Tenant

And

Nandranie Nandlal Landlord

Savitree Persaud (the 'Tenant') applied for an order determining that Nandranie Nandlal (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 19, 2026.

The Landlord assisted by their friend Salman Rizvi and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlord must pay compensation to the Tenant.
2. The Landlord gave the Tenant a notice of termination under section 50 of the *Residential Tenancies Act, 2006* (the 'Act') and did not pay the Tenant the compensation required by the Act.
3. It was uncontested that the Landlord served an N13 Notice of Termination with a termination date of June 13, 2025.
4. It was uncontested that the Tenant vacated the rental unit as of June 7, 2025.
5. Subsection 50(2) requires that a Landlord shall pay compensation to the Tenant when a notice pursuant to section 50 has been served.

(2) A landlord shall compensate a tenant in an **amount equal to one month's** rent or offer the tenant another rental unit acceptable to the tenant if,

(a) the tenant receives notice of termination of the tenancy for the **purposes of demolition** or conversion to non-residential use;
(emphasis added)

6. It was uncontested that the Landlord did not pay the compensation.
7. It was uncontested that the lawful rent was at that time \$1,460.00.
8. The Tenant incurred an application fee of \$48.00 and is entitled to have that reimbursed.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$1,508.00. This amount represents:
 - \$1,460.00 for the compensation owing.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by March 9, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by March 9, 2026, the Landlord will owe interest. This will be simple interest calculated from March 10, 2026 at 4.00% annually on the balance outstanding.

February 26, 2026
Date Issued

Robert Patchett
Vice Chair, 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.