



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-057486-25

In the matter of: 501, 550 STRASBURG RD
KITCHENER ON N2E2G9

Between: Idris Omar Hassan Tenant

And

Williams & McDaniel Property Management Landlord

Idris Omar Hassan (the 'Tenant') applied for an order determining that Williams & McDaniel Property Management (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 23, 2026.

The Landlord's Legal Representative John Andersent, and the Tenant attended the hearing.

Determination:

1. The Tenant filed a T1 application under section 135 of the *Residential Tenancies Act, 2006* (the 'Act') alleging that the Landlord charged illegal rent, which the Tenant paid.
2. The Tenant moved into the rental unit on April 1, 2021, and paid a rent deposit when the tenancy began. The Tenant testified that he moved out on May 20, 2024, and that the Landlord did not return the amounts the Tenant claims were illegally collected.
3. I find that the Tenant's claim for illegally charged rent is out of time. Subsection 135 (4) of the Act states:

(4) No order shall be made under this section with respect to an application filed more than one year after the person collected or retained money in contravention of this Act

4. The Tenant moved out on May 20, 2024. The Tenant therefore had until May 20, 2025, to file an application in relation to amounts retained up to that date. The Tenant did not file the T1 application until July 14, 2025. Accordingly, the application was filed outside the limitation period, and it is dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

March 04, 2026
Date Issued

Joy Xiao
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.