



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-029105-25

In the matter of: 207, 65 HALSEY AVE
EAST YORK ON M4B1A7

Between: George STAVRAKOUKAS Tenant

And

Redwood Properties Landlord

George STAVRAKOUKAS (the 'Tenant') applied for an order determining that Redwood Properties (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 22, 2026.

The Landlord's Agent Harlan Gurvey, the Landlord's Legal Representative, Howard Levenson, 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 the Tenant \$296.76.
2. The Tenant submitted that he was only seeking the illegal rent the Landlord collected in relation to parking spots the Tenant used from March 2022 until November 2024. The Tenant was advised that section 135(4) of the *Residential Tenancies Act, 2006*'s (the 'Act') restricts the LTB from awarding a remedy for any amounts that were collected more than one year from the date their application was filed. This application was filed on April 8, 2025, therefore I cannot grant a remedy for any rent that was collected prior to April 8, 2024.
3. The Landlord did not dispute that they collected more than the lawful rent in April and May 2024 in relation to one of the parking spots that the Tenant rented under the terms of the tenancy agreement. They unlawfully collected \$68.76 in those 2 months.
4. The Landlord also conceded that they collected rental deposits in relation to two parking spots from the Tenant. They collected of \$90.00 for each spot for a total of \$180.00. I am not satisfied that the rent deposit collected for the 2 parking spots is a lawful charge under the *Residential Tenancies Act, 2006* (the 'Act'), or pursuant to section 17 of O. Reg. 516/06. They will be ordered to pay this amount back to the Tenant.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$296.76. This amount represents:
 - \$68.76 for excess rent collected.
 - \$180.00 for illegal collected and retention.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by March 15, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by March 15, 2026, the Landlord will owe interest. This will be simple interest calculated from March 16, 2026 at 4.00% annually on the balance outstanding.

March 4, 2026
Date Issued

Allana McComb
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.