



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-054750-25

In the matter of: 5 HUMBERSTONE CRES
BRAMPTON ON L7A4C3

Between: Isabelita Shotunde Tenants
Dominic Shotunde

And

Royal York Property Management Landlord

Isabelita Shotunde and Dominic Shotunde (the 'Tenants') applied for an order determining that Royal York Property Management (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 17, 2026.

Only the Tenant, Dominic Shotunde ('DS'), attended the hearing.

As of 9:27 a.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenants' evidence.

Determinations:

Preliminary Issue – Issues in the Application Already Decided

1. The Tenants filed a previous application, file no.: LTB-T-076334-24 (the 'Previous Application'), for the same reasons, based on the same set of facts, and obtained an order against the named landlord Kashif Ahmed Shaikh ('KAS'). Notably, Royal York Property Management ('RYPM') was not named as a landlord party in the Previous Application.
2. DS stated that the Tenants filed another application, although admittedly duplicative, because in the Previous Application RYPM was not named as a party and the owner landlord, KAS, said that they never received the money that the Tenants paid to RYPM and therefore could not return the Tenants' money. As such, it was suggested that the Tenants pursue a claim against RYPM.
3. The issue of whether RYPM should have been added as a party to the Previous Application was addressed by the hearing Member in their order as it was an issue raised

at the hearing by KAS. If the Tenants wanted to include RYPM as a party, they should have made a request to amend the Previous Application to include RYPM.

4. As explained at the hearing, the issues in the application have already been adjudicated upon and it would not be appropriate to re-litigate the Tenants' claims because the Tenants failed to include all landlord parties in the Previous Application. The Tenants already have an order against KAS that they can enforce.
5. For these reasons, the Tenants' application must be dismissed.

It is ordered that:

1. The Tenants' application is dismissed.

February 26, 2026
Date Issued

Rachel Gibbons
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.