



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

File Number: LTB-T-057563-25

In the matter of: 3, 1397 COLDREY AVE
OTTAWA ON K1Z7P8

Between: Tasnik Khan Tenant

And

Antonio Della Valle Landlord

Tasnik Khan (the 'Tenant') applied for an order determining that Antonio Della Valle (the 'Landlord') collected or retained money illegally.

The parties attended a Hearing on February 25, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer.

The Tenant and an Agent for the Landlord, Nadia Della Valle were present.

As a result of the mediation the parties requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$298.00. This amount represents:
 - \$250.00 for the key deposit; and
 - \$48.00 for the application filing fee.
2. The Landlord shall pay the Tenant the full amount owing by February 27, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 27, 2026, the Landlord will owe interest. This will be simple interest calculated from February 28, 2026, at 4.00% annually on the balance outstanding.

March 10, 2026
Date Issued

Britney Sooknanan
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.