



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

File Number: LTB-T-003566-26

In the matter of: 23, 200 ST CLAIR BLVD
CORUNNA ON N0N1G0

Between: Christina L Bell Tenant

And

Angelo Aliperti Landlord

Christina L Bell (the 'Tenant') applied for an order determining that Angelo Aliperti (the 'Landlord') collected or retained money illegally. (T1).

This application was resolved with the assistance of DRO Franklyn, on consent of all parties on March 6, 2026.

The Landlord and the Tenant participated in online dispute resolution process.

On consent it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$320.33. This amount represents:
 - \$320.33 for excess rent collected.
2. The Landlord shall pay the Tenant the full amount owing by April 30, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by April 30, 2026, the Landlord will owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.
5. February 2026 and March 2026 lawful rent have been paid in full.
6. The lawful rent is set at \$1,040.00 effective March 1, 2026.
7. The last month rent deposit in the amount of \$1,040.00 and interest thereon will be applied to April 2026 lawful rent.
8. The tenancy will terminate on April 30, 2026, and the Tenant will provide vacant possession of the rental unit on or before April 30, 2026.

9. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.

March 9, 2026

Date Issued

Suzy Franklyn

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on October 1, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.