



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

File Number: LTB-T-006441-26

In the matter of: 219, 239 ALBERT ST
WATERLOO ON N2L0K5

Between: Nicholas Bentvelsen Tenant

And

Accomd8U Inc. Landlord

Nicholas Bentvelsen (the 'Tenant') applied for an order determining that Accomd8U Inc. (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on March 9, 2026.

The Landlord's Representative, Brittany Colley, and the Tenant resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The Tenant moved out of the rental unit on August 27, 2025 and the tenancy ended on that date.
2. The monthly rent was \$2,255.00 which calculates to a daily/per diem rate of \$74.14.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$418.70. This amount represents:
 - \$370.70 for excess rent collected; and
 - \$48.00 for the cost of filing the application.

2. The Landlord shall pay the Tenant the full amount owing by cheque and by e-transfer by March 31, 2026, and the contact coordinates have been provided for this purpose.
3. If the Landlord does not pay the Tenant the full amount owing by March 31, 2026, the Landlord will owe interest. This will be simple interest calculated annually from April 1, 2026 on the balance outstanding at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

March 16, 2026
Date Issued

Janice Campbell
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.