



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-071206-25

In the matter of: 6 DECORSO DR
BRAMPTON ON L6P3T7

Between: Kaila Brathwaite-Woodman Tenants
Deron Woodman

And

DILBAG MULTANI Landlords
CHARNJIT MULTANI

Kaila Brathwaite-Woodman and Deron Woodman (the 'Tenant's') applied for an order determining that DILBAG MULTANI and CHARNJIT MULTANI (the 'Landlords') collected or retained money illegally.

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

The Landlord Charnjit Multani, the Landlords' daughter Jaspeet Multani, and the Tenants attended the hearing.

Determinations:

1. The Tenants filed the application on August 26, 2025.
2. The Tenants vacated the rental unit on March 31, 2024. The tenancy terminated effective March 31, 2024.
3. The Tenants brought this application pursuant to section 135 of the *Residential Tenancies Act, 2006* (the 'Act') alleging that the Landlord charged illegal rent as of October 31, 2023 for five months, in the total amount of \$1,750.00.
4. Section 135 (1) of the Act states in part that a tenant or former tenant of a rental unit may apply to the Board for an order that the landlord pay to the tenant any money the person collected or retained in contravention of this Act.
5. Section 135(4) of the Act states that no order shall be made under this section with respect to an application filed more than one year after the person collected or retained money in contravention of this Act.

6. Since the Landlords collected the money between October 31, 2023 and March 31, 2024, the day the tenancy ended, the Tenants were required to bring their application within one year from that date. This was not done and thus, the Tenants' application is statute barred.

It is ordered that:

1. The Tenants' application is dismissed.

March 24, 2026
Date Issued

Jana Rozehnal
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.