



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

File Number: LTB-T-071970-25

In the matter of: UPPER UNIT, 66 EUCLID AVE
TORONTO ON M6J2J9

Between: Pedro Roa Ortega Tenant

And

Rani Beharry Landlord

Pedro Roa Ortega (the 'Tenant') applied for an order determining that Rani Beharry (the 'Landlord') collected or retained money illegally.

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

The Tenant and the Landlord attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. On or before March 31, 2026, the Landlord shall pay the Tenant \$2,400.00 which represents the return of the last month's rent deposit. The payment shall be made by way of electronic transfer to email: anthro.pro.86@gmail.com.
2. 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 from April 1, 2026 at 4.00% annually on the balance outstanding.
3. This order resolves all issues with the tenancy up to July 19, 2025, the date the Tenant vacated the rental unit.

March 20, 2026
Date Issued

Susan Priest
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.