



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

File Number: LTB-T-076292-25

In the matter of: 303, 72 Lake Avenue
Richmond Hill Ontario L4E3N3

Between: Fanni Hargitai Tenant

And

Frank Virgilio Landlord

Fanni Hargitai (the 'Tenant') applied for an order determining that Frank Virgilio (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on March 18, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Judi Simms and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

The parties agreed that:

1. The Landlord will pay the Tenant \$500.00 to reimburse their last month rent deposit.
2. The Landlord owes the Tenant \$260.00 for due interest on the last month rent deposit.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$760.00. This amount represents:
 - \$500.00 for the last month's rent deposit.
 - \$260.00 for interest on the last month's rent deposit.
2. The Landlord shall pay the Tenant the full amount owing on or before May 23, 2026, by sending the funds to Unit 422-2 David Eyer Road, Richmond Hill, Ontario, L4S0N6.

3. If the Landlord does not pay the Tenant the full amount owing by May 23, 2026, the Landlord will owe interest. This will be simple interest calculated from May 24, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.

March 23, 2026
Date Issued

Adam Rogers
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.