



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-098351-25

In the matter of: 306, 154 North Algoma Street North
Thunder Bay ON P7A5A1

Between: Hazel Oickle Tenant

And

Elaine Powell Landlord

Hazel Oickle (the 'Tenant') applied for an order determining that Elaine Powell (the 'Landlord') collected or retained money illegally.

John Squitti, the Tenant's agent and Executor of the Estate of the Tenant, Hazel Oickle, and the Landlord were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

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

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The Tenant, Hazel Oickle, has passed away and the Tenant's agent and Executor of the Estate has filed this Tenant application.
2. The tenancy ended on September 31, 2024.
3. The Landlord will pay monies owing to John Squitti, the Executor of the Estate of Hazel Oickle, and send payment to the address provided during the hearing.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$2,226.72. This amount represents:
 - a) \$500.00 for an illegal charge of a security deposit.
 - b) \$1,500.00 for the last month's rent deposit.

- c) \$226.76 for interest owing on the last month's rent deposit for the period from November 1, 2014, to September 31, 2024.
2. The Landlord shall pay the Tenant the full amount owing as noted in paragraph 1 on or before March 31, 2026.
 3. If the Landlord defaults on any of the payments noted in paragraph 2 of this order, the outstanding balance will become immediately due, and the Landlord will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').
 4. The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as result of this order.

March 23, 2026
Date Issued

Sonja Hudson
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.