



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

File Number: LTB-T-083332-25

In the matter of: 706, 3150 DONNELLY ST
WINDSOR ON N9C4E3

Between: Isioma Morka-Christian Tenant

And

The Skyline Living Group of Companies Landlord

Isioma Morka-Christian (the 'Tenant') applied for an order determining that The Skyline Living Group of Companies (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 7, 2026.

The Landlord's Legal Representative, Shannon Kiekens and the Tenant attended the hearing. The Tenant requested to speak to Tenant Duty Counsel prior to the start of this proceeding, however Duty Counsel was not available.

Determinations:

1. The Tenant's T1 Application was executed and filed with the Board on October 3, 2025.
2. This application was brought pursuant to Section 135(1) of the *Residential Tenancies Act, 2006* (the "Act") which provides a tenant may apply to the Board for an order that the landlord pay to the tenant any money collected or retained in contravention of this Act. In this Application, the Tenant sought the return of the last month's rent deposit in the amount of \$1,233.35 and alleged illegal rent charged of \$1,850.25.
3. The Tenant's Application must fail, as the Application was not filed within one year that the last month's rent deposit and the alleged illegal rents were collected in contravention of the Act.
4. The Tenant testified upon Board questioning that she moved into the unit on February 5, 2020, and that the tenancy terminated on May 15, 2024, when the Tenant vacated the rental unit. This was confirmed by the submissions of the Landlord's Legal Representative.

5. Section 135(4) of the Act is the applicable section and states:

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

[emphasis added]

6. While the Tenant alleges that the Landlord did not use the last month's rent deposit for the last month of the tenancy and the Landlord charged illegal rent, section 135(4) of the Act provides that the Application must be filed within 1 year of the money being collected **or** retained. The Tenant vacated the rental unit on May 15, 2024, and brought this herein application on October 3, 2025. The Tenant was required to bring her application within a year from the date the Landlord collected or retained monies in contravention of this Act. This was not done and thus, the Tenant's application is statue-barred.

It is ordered that:

1. The Tenant's application is dismissed.

April 13, 2026
Date Issued

Panagiotis P. Roupas
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.