



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-106413-25

In the matter of: 6, 12 MALCOLM CRES
LISTOWEL ON N4W0K3

Between: David Norman John Macdonald Tenant
Rozalia Livia Macdonald

And

Temlin Group Inc Landlord

David Norman John Macdonald and Rozalia Livia Macdonald (the 'Tenant') applied for an order determining that Temlin Group Inc (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on April 7, 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 Agent Mario Temlin and the Tenants were present. Prior to mediation, the Tenants did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. A global settlement of all issues regarding this Tenancy has been negotiated in good faith,
2. The tenancy terminated on or about December 05, 2025, before the Tenant took vacant possession of the rental unit.
3. The Tenant does not owe the Landlord any amount of money.
4. The Landlord collected a rent deposit in the amount of \$2,325.00. The Landlord will retain that deposit in satisfaction of this negotiated settlement.

On consent of the parties, it is ordered that:

1. This order settles all claims advanced by the Tenant and/or the Landlord against one another in relation to this tenancy, up to the date of this order.

April 14, 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.