



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-007597-26

In the matter of: 3005, 600 FLEET ST
TORONTO ON M5V1B7

Between: Andrii Lutsak Tenant

And

Anton Putilov Landlord
Ekaterina Kalashnikova

Andrii Lutsak (the 'Tenant') applied for an order determining that Anton Putilov and Ekaterina Kalashnikova (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 1, 2026.

The Tenant and the Landlords attended the hearing.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlord must pay the Tenant \$137.05.
2. It was undisputed that the Landlord collected a security deposit of \$2,200.00 from the Tenant on November 1, 2024, in addition to the last month's rent deposit of \$3,300.00. The collection of a security deposit contravenes section 134(1)(a) of the *Residential Tenancies Act* (2006) (the 'Act'). However, as the Tenant filed the application on January 27, 2026, past the one-year limitation period prescribed by section 135(4) of the Act, the Board does not have jurisdiction to award this money to the Tenant. Therefore, this claim is dismissed.
3. It was undisputed that the Tenant paid a last month's rent deposit of \$3,300.00 on November 1, 2024, which was applied to the last month of the tenancy, November 2025. The Landlord failed to pay the Tenant interest on the last month's rent deposit, as required by the Act. Therefore, the Landlord owes the Tenant \$89.05.
4. The Landlord disputed the calculation of interest on the last month's rent deposit, stating that there were three tenants. However, as the Landlord acknowledged that the tenancy was joint, it is not appropriate to divide the payment.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$137.05. This amount represents:
 - \$89.05 for interest on the last month's rent deposit.
 - \$48.00 for the application filing fee.
2. The Landlord shall pay the Tenant the full amount owing by April 20, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by April 20, 2026, the Landlord will owe interest. This will be simple interest calculated from April 21, 2026, at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

April 9, 2026
Date Issued

Kate Sinipostolova
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.