



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

File Number: LTB-T-095088-25

In the matter of: Basement, 18 Billingham Road
Etobicoke ON M9B 3X1

Between: Norma Dunphy Tenant

And

Dave Fedorowich Landlord

Norma Dunphy (the 'Tenant') applied for an order determining that Dave Fedorowich (the 'Landlord') collected or retained money illegally.

The application was heard by videoconference on March 31, 2026. The Tenant and the Landlord attended the hearing. The Tenant did not meet with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord shall make the payment to the Tenant by cheque, which shall be sent by regular mail to the Tenant's new address at 5229 Dundas Street West, Unit 201, Etobicoke, Ontario, M9B 6L9.
2. On the application Dave Fedorowich and Marianne Derow are named as Landlords. The parties mutually requested to amend the application to remove Marianne Derow as party/landlord. Therefore, throughout this order, Dave Fedorowich is referred to as the only Landlord.

On consent it is ordered that:

1. The application is amended to remove Marianne Derow as party/landlord.

2. The Landlord shall pay to the Tenant \$48.00 in full and final resolution of the Tenant's T1 application.
3. The Landlord shall pay to the Tenant the amount set out in paragraph 2 on or before April 30, 2026.
4. If the Landlord fails to make the payment in accordance with paragraphs 2 and 3 of this order, the full balance owing becomes due and payable immediately and the Landlord will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
5. This Order settles all matters arising from this tenancy and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction. This includes, but is not limited to, monetary compensation or otherwise.

April 9, 2026
Date Issued

Floedana Ungureanu
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.