



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-080002-25

In the matter of: 308 MERTON ST
TORONTO ON M4S1A9

Between: Molly Carman Tenants
Benson Nguyen

And

Tibro Properties Landlord

Molly Carman and Benson Nguyen (the 'Tenants') applied for an order determining that Tibro Properties (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard by video conference on April 1, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's Agents, Savan Chandaria, Wing Chus, and the Tenants, Molly Carman and Benson Nguyen were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed fact:

- The Tenants will provide the Landlord, by email, with a copy of a void cheque no later than April 2, 2026, for the purposes of facilitating payment from the Landlord to the Tenants.

On consent, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is **\$10,048.00**. This amount represents:
 - \$10,000.00 for the rent deposits.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenants the full amount owing by April 30, 2026.

3. If the Landlord does not pay the Tenants the full amount owing by April 30, 2026, the Landlord will owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

April 13, 2026
Date Issued

Sarah Visnovec
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.