



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-105790-25

In the matter of: 416, 107 27 Bingham Street
Kitchener ON N2J0G3

Between: Boris Naidis
Olga Garkavenko Tenant

And

Nkeiruka Osuagwu Landlord

Boris Naidis and Olga Garkavenko (the 'Tenant') applied for an order determining that Nkeiruka Osuagwu (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 13, 2026. The Landlord and the Tenant Boris Naidis attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied it was an informed consent.

It is ordered on consent that:

1. The tenancy terminated on October 31, 2025.
2. The Landlord shall pay to the Tenant \$2,376.73 for return of last month's rent deposit and interest on the deposit.
3. If the Landlord does not pay the Tenant the full amount owing on or before April 28, 2026, the Landlord will start to owe interest. This will be simple interest calculated from April 29, 2026 at 4.00% annually on the balance outstanding.

April 17, 2026
Date Issued

Brett Lockwood
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.