



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

File Number: LTB-T-105859-25

In the matter of: 18 LADYSMITH ST
BRAMPTON ON L6R4B2

Between: Paramveer Kaur Gill Tenant

And

Deepinder Grewal Landlords
Shakira Danewalia

Paramveer Kaur Gill (the 'Tenant') applied for an order determining that Deepinder Grewal and Shakira Danewalia (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on April 15, 2026.

One of the Landlords, Deepinder Grewal, and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlords must pay the Tenant \$411.17 by May 31, 2026.

Illegal charge collected

2. The Landlords collected a charge which is not allowed by the *Residential Tenancies Act, 2006* (the 'Act'). The parties agreed that the Tenant was responsible for paying 70% of all utility bills and the basement tenant was responsible for 30% of all utility bills. The Tenant testified that she would pay 100% of the utility bills and then provide the Landlords with a copy of all utility bills and deduct 30% of those bills for her lawful rent every month. However, when she vacated on September 29, 2025, the Landlords did not deduct 30% of the utility bills owed for August 2025 and September 2025, which amounts to \$411.17.
3. The Landlords agreed that the Tenant would pay 100% of the bills and then deduct 30% off of those bills on the next month's lawful rent. However, when the Tenant vacated on September 29, 2025, she paid 100% of August's and September's utility bills, but that he did not deduct the 30% of those bills from her last month rent deposit because she had damaged the rental unit.

4. The Landlords further agreed that 30% of the utility bills for August 2025 and September 2025 amount to \$411.17.
5. The Landlords collected a charge which is not allowed by the Act. The Landlords withheld the amount above and treated it like a damage charge – this kind of charge is not legal under the Act. The Tenant testified that she will waive her right to collect per-diem amounts claimed for September 29, 2025 and September 30, 2025, even though the new tenants had moved in on September 28, 2025. The Tenant further waives her right to the filing fee. Therefore, the Landlords shall pay the Tenant \$411.17 for the illegal charge.

It is ordered that:

1. The total amount the Landlords shall pay the Tenant is \$411.17. This amount represents:
 - \$411.17 for the illegal charge collected.
2. The Landlords shall pay the Tenant the full amount owing by April 28, 2026.
3. If the Landlords do not pay the Tenant the full amount owing by April 28, 2026, the Landlords will 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

Vishal Nanda
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.