



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-087982-25

In the matter of: S347, 35 ROLLING MILLS RD
TORONTO ON M5A0V6

Between: Amrik Randhawa Tenant

And

Kim Martine Fletcher Landlord

Amrik Randhawa (the 'Tenant') applied for an order determining that Kim Martine Fletcher (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 9, 2026.

Only the Tenant attended the hearing.

As of 9:30 a.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

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 \$348.00.

Illegal Charge Collected and Retained:

2. The Tenant testified that when he moved into the rental unit, the Landlord required the Tenant to pay a refundable key deposit of \$300.00. The Tenant submitted documentary evidence that the \$300.00 was paid on May 30, 2023.
3. The Tenant testified he vacated the rental unit on August 27, 2025 and he returned the keys to the Landlord, which the Landlord confirmed receipt through text messages. The Tenant submitted the documentary evidence of the text messages confirming receipt of the keys. The Landlord refused to return the \$300.00 key deposit as they claimed there was damages in the unit.

4. I am satisfied on a balance of probabilities that the Landlord collected a refundable key deposit but did not repay it to the Tenant when they returned the keys. In doing so, they unlawfully retained the refundable key deposit.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$348.00 This amount represents:
 - \$300.00 for the illegal key deposit.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by May 1, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by May 1, 2026, the Landlord will owe interest. This will be simple interest calculated from May 2, 2026 at 4.00% annually on the balance outstanding.

April 20, 2026

Date Issued

Allana McComb

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.