



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

File Number: LTB-T-000311-26

In the matter of: 48 Toulon Crescent
London ON N5V1J5

Between: Carter Frostad Tenant

And

Ken Patpatia Landlord

Carter Frostad (the 'Tenant') applied for an order determining that Ken Patpatia (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on April 20, 2026. The Tenant and the Landlord's Legal Representative Daniel Abraham attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

It is ordered on consent that:

1. On or before April 30, 2026, the Landlord shall pay to the Tenant \$1,400.00 via e transfer or cheque to the Tenant's new address.
2. If the Landlord does not pay the Tenant 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.
3. This is a full and final mutual resolution of all issues related to the tenancy.

April 27, 2026
Date Issued

Melinda Jamieson
Hearing 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.