



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

File Number: LTB-T-108101-25

In the matter of: 11 Norton Avenue
Toronto On M6E1E1

Between: Pretzels Coving Divinagracia Tenant

And

Peter Napoli Landlord
Montana Electrical Contractors Ltd

Pretzels Coving Divinagracia (the 'Tenant') applied for an order determining that Peter Napoli and Montana Electrical Contractors Ltd (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 20, 2026.

The Landlord, the Landlord's Legal Representative, Sam Ursino and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters arising from the tenancy to the date of the hearing and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties agreed:

1. The Landlord shall pay to the Tenant \$1,425.00 which represents compensation owing to the Tenant because the Landlord gave the Tenant an N13 Notice to end their tenancy for repairs.
2. The parties agreed that the Landlord shall pay the amount in paragraph 1 via e-transfer on or before April 22, 2026.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$1,425.00. This amount represents:
 - \$1,425.00 for the compensation owing.
2. The Landlord shall pay the Tenant the full amount owing by April 22, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by April 22, 2026, the Landlord will owe interest. This will be simple interest calculated from April 23, 2026 at 4.00% annually on the balance outstanding.

April 27, 2026

Date Issued

Christopher Lin

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.