



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-092321-25

In the matter of: 208, 920 Wonderland Rd South
London ON N6K2V8

Between: Amanda Ferris Tenant

And

Bill Macgillivray Landlord

Amanda Ferris (the 'Tenant') applied for an order determining that Bill Macgillivray (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 21, 2026.

The Landlord's gent, Sheila Venter, the Landlord's Legal Representative, Nicole Ruby, and the Tenant attended the hearing.

Determinations:

1. The Tenant filed a T1 application under section 135 of the *Residential Tenancies Act, 2006* (the 'Act') alleging that the Landlord collected or retained money illegally.
2. The Tenant testified that she moved out of the rental unit on March 1, 2023, and that the Landlord did not return the amounts she claims were illegally collected or retained.
3. I find that the Tenant's claim is out of time. Subsection 135 (4) of the Act states:

(4) No order shall be made under this section with respect to an application filed more than one year after the person collected or retained money in contravention of this Act

4. The Tenant moved out on March 1, 2023. The Tenant therefore had until March 1, 2024, to file an application in relation to any amounts collected or retained up to that date. The Tenant did not file the T1 application until November 3, 2025.
5. Accordingly, the application must be dismissed. The Board does not have authority under the Act to extend or waive this limitation period.

It is ordered that:

1. The Tenant's application is dismissed.

April 27, 2026
Date Issued

Joy Xiao
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.