



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

File Number: LTB-T-093084-25

In the matter of: 2, 84 MACLACHLAN
Sudbury ON P3C3V8

Between: VALERIE LALONDE Tenant

And

Black Belt Capital Landlord

VALERIE LALONDE (the 'Tenant') applied for an order determining that Black Belt Capital (the 'Landlord') collected or retained money illegally.

Mediation was held on April 14, 2026. The following parties participated in the mediation: The Landlord's Agent, Hani Hadidi, and the Tenant, Valerie Lalonde.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Tenant agrees to waive \$48.00, representing costs for filing the application.

It is ordered on consent that:

1. The Landlord shall pay to the Tenant \$678.00 on or before April 30, 2026.
2. If the Landlord does not pay the Tenant the full amount set out in paragraph 1 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.

April 28, 2026
Date Issued

Kevin Kordahi
Hearings 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.