



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

File Number: LTB-T-089033-25

In the matter of: B309, 1655 CARLING AVE
OTTAWA ON K2A1C4

Between: Amanpreet Kaur Bhullar Tenant

And

1655 Carling Development Inc Landlord

Amanpreet Kaur Bhullar (the 'Tenant') applied for an order determining that 1655 Carling Development Inc (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard on April 20, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Tenant, the Tenant's Representative, Wade Morris, and the Landlord's Representative, Grace George, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. The Landlord will pay the Tenant the amount owing by e-transfer to amanpreetk.bhullar@icloud.com.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$2,253.00. This amount represents:
 - \$2,205.00 for the last month rent deposit, and
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by May 20, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by May 20, 2026, the Landlord will owe interest. This will be simple interest calculated from May 21, 2026 at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

April 28, 2026
Date Issued

Christine Leitch
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.