



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-101110-25

In the matter of: 615, 77 PARKWOODS VILLAGE DR
NORTH YORK ON M3A2Y3

Between: MICHAEL GIDGE Tenant

And

GREENWIN CORP Landlord

MICHAEL GIDGE (the 'Tenant') applied for an order determining that GREENWIN CORP (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 23, 2026. Before the start of the hearing, the Landlord's Representative, Sean Beard, and the Tenant, Michael Gidge, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understood the consequences of their consent.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$597.75.
2. The Landlord shall pay the Tenant the full amount owing by May 8, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by May 8, 2026, the Landlord will owe interest. This will be simple interest calculated from May 9, 2026, at 4.00% annually on the balance outstanding.
4. This order represents full and final settlement of all issues in tenancy for the period up to April 23, 2026.

May 1, 2026
Date Issued

Sumathi Dhanapal
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.