



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

File Number: LTB-T-100270-25

In the matter of: 1222, 1030 King St. W
Toronto ON M6K 0B4

Between: D'Tanga Small Tenant

And

Ivor Quirola Landlords
Harlowe Realty

D'Tanga Small (the 'Tenant') applied for an order determining that Ivor Quirola and Harlowe Realty (the 'Landlords') collected or retained money illegally.

The application was scheduled to be heard by video conference on April 30, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlords' Agent, Rose Nguyen, the Landlord, Ivor Quirola and the Tenant, D'Tanga Small, were present.

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

On consent, it is ordered that:

1. The total amount the Landlords shall pay the Tenant is **\$567.50**. This amount represents a full and final settlement of all issues arising from the Tenant's application.
2. The Landlords shall pay the Tenant the full amount owing by May 15, 2026.
3. If the Landlords do not pay the Tenant the full amount owing by May 15, 2026, the Landlords will owe interest. This will be simple interest calculated from May 16, 2026, at 4.00% annually on the balance outstanding.

May 8, 2026
Date Issued

Sarah Visnovec
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.