



Order under Section 135 Residential Tenancies Act, 2006

Citation: Tisdale v Sciamanna, 2026 ONLTB 13471

Date: 2026-05-11

File Number: LTB-T-067712-25

In the matter of: Unit 1, 479 Aberdeen Avenue
Hamilton ON L8P2S5

Between: Bibi Tisdale Tenant

And

Infinite Doors Inc. Landlord
Joe Sciamanna
Renaissance Property Management

Bibi Tisdale (the 'Tenant') applied for an order determining that Joe Sciamanna and Renaissance Property Management (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 2, 2026.

The Tenant, the Landlord, Joe Sciamanna, and the Landlords' representative Shirly Ma, attended the hearing.

At the request of the Landlords' representative, Infinite Doors Inc. was added as a landlord.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlord must pay to the Tenant the deposit and interest owing on the deposit.
2. The Landlord did not use the Tenant's rent deposit to pay for the last rental period of the tenancy and did not return the deposit to the Tenant. This is prohibited by the *Residential Tenancies Act, 2006* (the 'Act').
3. The Landlord failed to pay the Tenant interest on the last month's rent deposit, as required by the *Residential Tenancies Act, 2006* (the 'Act').
4. The tenancy between the Landlord and Tenant was terminated on July 31, 2025. The Tenant vacated by July 31, 2025.

5. The Tenant paid a last month rent deposit in the amount of \$1,875.00 on March 11, 2022.
6. The Tenant's last month rent deposit was to be applied toward the last month of the Tenant's tenancy, being July 2025.
7. The parties on consent in order LTB-L-060234-25 consented to termination of the tenancy, agreed that the Tenant had paid July 2025 rent, and that starting August 1, 2025, the named unauthorized occupants would be responsible for paying rent to the Landlord.
8. It is not contested that the Landlord has not returned the deposit nor paid interest.
9. The amount of interest on the rent deposit is \$155.14. (March 11, 2022 – March 10, 2023; March 11, 2023-March 10, 2024; March 11, 2024-March 10, 2025 calculated at $\$1875 \times 2.5\% \times 3 = \140.63) (March 11, 2025-July 1, 2025 calculated at $\$1875 \times 2.5\% / 365 \times 113 = \14.51).

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$2,030.14. This amount represents:
 - \$1,875.00 for the last month's rent deposit.
 - \$155.14 for interest on the last month's rent deposit.
2. The Landlord shall pay the Tenant the full amount owing by May 26, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by May 26, 2026, the Landlord will owe interest. This will be simple interest calculated from May 27, 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.

May 11, 2026
Date Issued

Jeanie Theoharis
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.