



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-066459-25-RV

In the matter of: 5 ROSEMOUNT AVE
TORONTO ON M6H2M2

Between: Adams David Tenant

And

Lory James Landlord
Lory James

Review Order

Adams David (the 'Tenant') applied for an order determining that Lory James and Lory James (the 'Landlord') collected or retained money illegally.

This application was resolved by order LTB-T-066459-25 issued on March 6, 2026.

On March 12, 2026, the Landlord requested a review of the order and that the order be stayed until the request to review the order is resolved.

On interim order LTB-T-066459-25-RV-IN was issued, staying the order issued on March 6, 2026.

This application was heard by videoconference on May 4, 2026.

The Tenant and the Landlord attended the hearing.

Determinations:

1. The Landlord conceded to the order issued on March 6, 2026. The evidence given by the Tenant at the hearing established that on June 24, 2025, the Landlord served the Tenant was an N12 notice of termination with a termination date of August 31, 2025.
2. As a result of receiving the N12 Notice, the Tenant's notified the Landlord on August 1, 2025, they would be vacating the rental unit on August 10, 2025.
3. The Tenant's requested that the Landlord provide 1 month's compensation as required by section 48.1 of the 'Act', which states:

Compensation, notice under s. 48

48.1 A landlord shall compensate a tenant in an amount equal to one month's rent or offer the tenant another rental unit acceptable to the tenant if the landlord gives the tenant a notice of termination of the tenancy under section 48. 2017, c. 13, s. 8.

4. At the review hearing, the Landlord admitted that she had not paid the Tenant the one-month compensation required under section 48.1 of the 'Act'. The Landlord requested the Tenant's mailing address so that the compensation cheque could be sent. The Tenant provided a mailing address on the record for the Landlord to remit compensation in the amount of **\$3,163.18**.
5. After obtaining the Tenant's mailing address, the Landlord sought to withdraw her request to review the order. I consented to the request.

It is ordered that:

1. The request to review order LTB-T-066459-25 issued on is denied. The order is confirmed and remains unchanged.
2. The interim order issued on is cancelled. The stay of order LTB-T-066459-25 is lifted immediately/on March 13, 2026.

May 8, 2026
Date Issued

Anthony Bruno
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.