



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-102401-25

In the matter of: 3, 34 NORTHUMBERLAND ST
TORONTO ON M6H1R1

Between: Lindsay Newton
Margaux von Buren
Tenants

And

John VanderReyden
Landlord

Lindsay Newton and Margaux von Buren (the 'Tenants') applied to the Landlord and Tenant Board ('LTB') for an order determining that John VanderReyden (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on May 5, 2026. The Tenants and the Landlord attended and were self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenants is, \$1,185.18. This amount represents the return of the balance of the damage deposit, and the \$48.00 application filing fee.
2. The Landlord shall pay the Tenants the full amount as follows:

Date of Payment	Payment Amount
May 31, 2026	\$148.15
June 30, 2026	\$148.15

July 31, 2026	\$148.15
August 31, 2026	\$148.15
September 30, 2026	\$148.15
October 31, 2026	\$148.15
November 30, 2026	\$148.15
December 31, 2026	\$148.13

3. The Landlord and Tenants agreed that the Landlord shall pay the Tenants through email transfer to linds.lauren.newton@gmail.com.
4. If the Landlord does not pay the Tenants the full amount owing in accordance with paragraph 2 of this order, then on the day following the date of default, the full balance owing under paragraph 1 of this order shall become payable and the monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006* (the 'Act').

May 11, 2026
Date Issued

 Joanne Lolato
 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.