



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

File Number: LTB-T-001899-26

In the matter of: D, 222 LIVERY ST
STITTVILLE ON K2V0H5

Between: Samuel Blakeney
Courtney Allen Tenants

And

Canadian Apartment Properties REIT Landlord

Samuel Blakeney and Courtney Allen (the 'Tenants') applied for an order determining that Canadian Apartment Properties REIT (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 5, 2026.

The Tenants, and the Landlord's Agent, Mahmood Ahmedzai attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. On or before May 27, 2026, the Landlord shall return the Last Month's Rent deposit (LMR) of \$2,100 to the Tenants.
2. This payment is to be by cheque and made available for the Tenants to pick up at the Landlord's business address at 800 Eagleson Road, Kanata (Ottawa).
3. The Landlord shall pay the Tenant the full amount owing by May 27, 2026.
4. If the Landlord does not pay the Tenant the full amount owing by May 27, 2026, the Landlord will owe interest. This will be simple interest calculated from May 28, 2026, at 4.00% annually on the balance outstanding.

May 15, 2026
Date Issued

Heather Woodside
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.