



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

Citation: Otegbade v Johnson, 2026 ONLTB 36809

Date: 2026-05-20

File Number: LTB-T-002045-26

In the matter of: 4, 167 William Duncan Road West
North York ON M3K0B8

Between: Kehinde Otegbade Tenant

And

John Johnson Landlord

And

TEMPHO INC Landlord's Agent

Kehinde Otegbade (the 'Tenant') applied for an order determining that John Johnson (the 'Landlord') and TEMPHO INC (the 'Landlord's Agent') collected or retained money illegally.

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

Only the Tenant attended the hearing.

As of 9:26am, the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. Based on the uncontested evidence before me, I am satisfied that the Tenant paid to the Landlord a deposit for the last month's rent (the 'LMR') in the amount of \$1,300, prior to moving into the rental unit on September 19, 2024. I am also satisfied that the Tenant paid the lawful monthly rent of \$1,300 for the final month of the tenancy in July 2025.
2. I further accept their uncontested evidence that the Tenant moved out of the rental unit on July 30, 2025, after agreeing to terminate the tenancy with the Landlord, and that the Landlord has repaid only \$300.00 of the deposit. I am therefore satisfied that the Landlord

has unlawfully retained \$1,000 of the LMR. The Landlord will be ordered to return the balance of the LMR to the Tenant.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$1,053. This amount represents:
 - \$1,000.00 for the unlawfully retained rent deposit.
 - \$53.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by May 31, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by May 31, 2026, the Landlord will owe interest. This will be simple interest calculated from June 1, 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 20, 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.