



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

File Number: LTB-T-089551-25-RV

In the matter of: 151 McMeeken Drive
Cambridge ON N3C4C6

Between: Christopher Rogers Tenants
Trudy Fraser

And

Shree Birsa Landlord

Review Order

Christopher Rogers and Trudy Fraser (the 'Tenants') applied for an order determining that Shree Birsa (the 'Landlord') collected or retained money illegally.

This application was heard on April 9, 2026 and resolved by order LTB-T-089551-25 issued on April 13, 2026.

On May 13, 2026, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. The order issued on April 13, 2026, orders the Landlord to pay to the Tenants \$3,020.50, which includes compensation equal to one months rent and the costs of filing the T1 application.
2. The Landlord's request for review is filed on the grounds that the order contains a serious error. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.
3. The hearing recording and the Landlord's own submissions confirm that an N12 notice of termination was served to the Tenants pursuant to section 48 of the *Residential Tenancies Act, 2006* (the 'Act').
4. Section 48.1 of the Act states that if a landlord serves a notice of termination pursuant to section 48, that the landlord shall compensate the tenant in an amount equal to one months rent or offer the tenant another rental unit that is acceptable to the tenant.

5. The hearing recording and the Landlord's own submissions confirm that this was not done prior to Tenants vacating the rental unit, nor has any compensation been paid as of the April 9, 2026 hearing date.
6. There is therefore no error in the order to find that the Landlord retained money illegally and order payment of the one months rent compensation.
7. The Landlord's request for review must therefore be denied.

It is ordered that:

1. The request to review order LTB-T-089551-25 issued on April 13, 2026, is denied. The order is confirmed and remains unchanged.

May 15, 2026
Date Issued

Fabio Quattrociocchi
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.