



Order under Section 135 Residential Tenancies Act, 2006

Citation: Bedekar v Oliver, 2026 ONLTB 38154

Date: 2026-05-28

File Number: LTB-T-001487-26

In the matter of: 23 SHIRLEY ST
ORANGEVILLE ON L9W2T3

Between: Kedar Bedekar Tenants
Vidhi Mayur Verlelar

And

Lisa Oliver Landlord

Kedar Bedekar and Vidhi Mayur Verlelar (the 'Tenants') applied for an order determining that Lisa Oliver (the 'Landlord') collected or retained money illegally.

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

The Landlord and the Tenants attended the hearing.

Determinations:

1. As explained below, the Tenants proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlord must pay compensation to the Tenants.
2. The Tenants filed their application seeking one month's rent compensation to which they are entitled pursuant to sections 48.1 and 55.1 of the *Residential Tenancies Act, 2006* (the 'Act') because the Landlord served them with an N12 notice of termination.
3. The Tenants moved into the rental unit on May 1, 2025. The Tenants were renting the self-contained basement of the house and the Landlord lived in the upper unit. The monthly rent was \$2,000 due on the first of the month and the Landlord collected a Last Month's Rent deposit (LMR) of \$2,000.
4. On October 21, 2025, the Landlord served the Tenants with an N12 notice of termination. The termination date on the N12 was December 31, 2025, and the Tenants moved out on November 1, 2025.
5. A Tenant who receives an N12 notice of termination may, at any time before the date specified in the notice, terminate the tenancy. The Tenants and the Landlord were in

agreement that the Tenants would move out and the tenancy would terminate on November 1, 2025.

6. The Tenants paid rent for the month of October, and the Landlord returned the LMR. However, pursuant to sections 48.1 and 55.1 of the Act, the Landlord is required to provide compensation equivalent to one month's rent to the Tenant. Therefore, the Landlord owes \$2,000 compensation to the Tenant.

It is ordered that:

1. The total amount the Landlord shall pay to the Tenants is \$2,048. This amount represents:
 - \$2,000.00 for the compensation owing.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenants the full amount owing by June 8, 2026.
3. If the Landlord does not pay the Tenants the full amount owing by June 8, 2026, the Landlord will owe interest. This will be simple interest calculated from June 9, 2026, at 4.00% annually on the balance outstanding.
4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.

May 28, 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.

