



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

File Number: LTB-T-105770-25

In the matter of: 1905, 397 Front Street West
Toronto On M5V3S1

Between: Nicholas Dimakos Tenant

And

Simran Singh Landlord

Nicholas Dimakos (the 'Tenant') applied for an order determining that Simran Singh (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 7, 2026.

Only the Tenant attended the hearing.

As of 9:37am, 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. The Tenant testified that the Landlord returned his key deposit on March 20, 2026.
2. The Tenant further testified he was only seeking reimbursement for the filing fee.
3. As the Landlord has returned the key deposit, the matter is moot. Costs are generally awarded to the successful party, and the Landlord returned the key deposit 7 weeks prior to the hearing. In my view, it is not in the interests of justice to hear a moot matter on its merits for the purpose of awarding a filing fee.

It is ordered that:

1. The Tenant's application is dismissed.

May 22, 2026
Date Issued

Allana McComb

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.