



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-004180-26

In the matter of: 501, 207 MORNINGSIDE AVENUE
TORONTO ON M1E 3E3

Between: Godwin Idowu Tenants
Taiwo Idowu

and

Signet Group Inc. Landlord

Godwin Idowu and Taiwo Idowu (the 'Tenants') applied for an order determining that Signet Group Inc. (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 14, 2026.

The Landlord's representative, Sean Beard, and the Tenants attended the hearing.

Determinations:

1. The Tenants state in their application that "the Landlord is attempting to charge them for property damage following their move out from the rental property..." The application further states "that the payment has not been done."
2. At the hearing the Tenants confirmed that they moved out of the property on October 31, 2025, and that they have not paid any money to the Landlord in connection to the alleged damage.
3. The Tenants' concern is that the Landlord has demanded payment and that a collection agency has contacted them. I informed the Tenants at the hearing that a T1 application is used to "determine whether your landlord collected money from you that they should not have collected or failed to pay you money they owe you."¹
4. If a Landlord alleges damage or seeks compensation for those damages the Landlord must file an application at the Board and the Board will determine if the Tenant caused damage and should be ordered to pay compensation. A Landlord is not entitled to unilaterally determine that a Tenant caused damage and then direct a collections agency to demand that a Tenant make payment. However, unless a Tenant actually make such a

¹ Instructions: Form T1, Tenant Application for a Rebate of Money the Landlord Owes

payment to the Landlord or an agent of the Landlord this is not the correct application to raise those issues.

5. In this case, the Landlord has not collected or retained money from the Tenants and demanding payment is not the same as money being collected or retained.

It is ordered that:

1. The Tenants' application is dismissed.

May 22, 2026
Date Issued

Adeela Alvez
Member, Landlord and Tenants Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.