



Order under Section 135 Residential Tenancies Act, 2006

Citation: Brun v Lorenzo, 2026 ONLTB 41002

Date: 2026-05-27

File Number: LTB-T-054375-25

In the matter of: 25 FLORENCE WYLE LANE
TORONTO ON M4M3E7

Between: Zachary Brun
Alison Williams
Tenants

And

Veronica Lorenzo
Luis Nieto
Landlords

Zachary Brun and Alison Williams (the 'Tenants') applied for an order determining that Veronica Lorenzo and Luis Nieto (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on February 24, 2026.

The Landlord Veronica Lorenzo 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 to the Tenants \$248.00.
2. The tenancy commenced on November 1, 2020, where all the parties agreed that the Tenants paid a \$200.00 key deposit to the Landlords. When the tenancy was terminated on December 15, 2024, the Landlords did not refund the Tenants' key deposit. The Tenants made inquiries on February 3, 2025, March 29, 2025, May 29, 2025, and June 26, 2025.
3. The Landlord testified that the money had been retained due to a damaged sink. The Landlord also testified that she should get to keep the money because they had permitted the Tenants to terminate the tenancy with less than 60-days notice.
4. Having considered the evidence of both parties, I am satisfied on a balance of probabilities that the Landlord collected a charge which is not allowed by the *Residential Tenancies Act, 2006* (the 'Act').

5. Section 134 of the *Residential Tenancies Act, 2006* states:

134 (1) Unless otherwise prescribed, no landlord shall, directly or indirectly, with respect to any rental unit,

(a) collect or require or attempt to collect or require from a tenant, prospective tenant or former tenant of the rental unit a fee, premium, commission, bonus, penalty, key deposit or other like amount of money whether or not the money is refundable;

6. As such, the Landlords will be directed to pay to the Tenants \$200.00 for the key deposit and the \$48.00 filing fee.

It is ordered that:

1. The total amount the Landlords shall pay the Tenant is \$248.00. This amount represents:
 - \$200.00 for the illegal charge collected.
 - \$48.00 for the cost of filing the application.
2. The Landlords shall pay the Tenants the full amount owing by June 7, 2026.
3. If the Landlords do not pay the Tenants the full amount owing by June 7, 2026, the Landlords will owe interest. This will be simple interest calculated from June 8, 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 27, 2026
Date Issued

Jagger Benham
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.