



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

File Number: LTB-T-007112-26

In the matter of: 101, 325 SAMMON AVE
EAST YORK ON M4J2A1

Between: Lindsay Solmon Tenant

And

2712866 Ontario Ltd. Landlord

Lindsay Solmon (the 'Tenant') applied for an order determining that 2712866 Ontario Ltd. (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 19, 2026.

The Landlord Brayden Irwin and the Tenant Representative Faraaz Damji attended the hearing.

It is ordered on consent that:

1. The total amount the Landlord owes the Tenant is \$1,500.00.
2. The Landlord shall pay the Tenant the full amount owing according to the following schedule:
 - a. Commencing June 1, 2026 and on or before the 1st day of each month until December 1, 2026 - \$250.00
3. Should the Landlord fail to make any of the payments in paragraph 2, the Landlord shall owe \$2,900.00 less any payments already made. This amount shall immediately come due and owing. Should the Landlord not pay the full amount owing, the Landlord will owe interest. This will be simple interest calculated from the date the amount becomes owing at 4.00% annually on the balance outstanding.
4. This represents a full and final settlement of the Tenant's T1 application.

May 25, 2026
Date Issued

Kelly Delaney
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.