



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-077492-25

In the matter of: Suite 1803, 203 ALBERT STREET
WATERLOO ON N2L0K6

Between: UCHENNA UGWU Tenant

And

PMI PROPERTIES Landlord

UCHENNA UGWU (the 'Tenant') applied for an order determining that PMI PROPERTIES (the 'Landlord') collected or retained money illegally.

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

The Landlord's legal representative and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlord must pay to the Tenant the cost of the filing fee \$48.00.
2. At the hearing, the Landlord submitted that the key deposit was returned to the Tenant on October 2, 2025.
3. The Tenant confirmed that the \$500.00 key deposit was received. However, the Tenant sought reimbursement of the application filing fee.
4. The Landlord's representative acknowledged that the key deposit was returned after the application was filed and submitted that the Tenant is entitled to the filing fee only.
5. As the key deposit was returned after the filing of the application, the Board finds that the Tenant incurred the filing fee in order to secure compliance. Accordingly, the Tenant is entitled to reimbursement of the \$48.00 application filing fee.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$48.00. This amount represents:
 - \$48.00 for the cost of filing the application.

2. The Landlord shall pay the Tenant the full amount owing by June 5, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by June 5, 2026, the Landlord will owe interest. This will be simple interest calculated from June 6, 2026, at 4.00% annually on the balance outstanding.

May 25, 2026
Date Issued

Nathan Korenberg
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.