



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-007757-26

In the matter of: 1952 GLENDALE DR
PICKERING ON L1V1V7

Between: Natalie Olschansky Tenant

And

Enza Andreacchi Landlord

Natalie Olschansky (the 'Tenant') applied for an order determining that Enza Andreacchi (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard by video conference on May 25, 2026. The Landlord attended with her support person, Nicoletta Andreacchi. The Tenant was also present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Tenant applied for an order determining that the Landlord retained money illegally, specifically the rent deposit and the interest due on that deposit.
- b. The Tenant vacated the rental unit as of July 31, 2025.
- c. The Tenant paid a rent deposit in the amount of \$1,750.00 on January 1, 2024. The Landlord reimbursed the Tenant \$1,100.00, resulting in a balance of \$650.00.
- d. The Tenant is also claiming interest on the deposit in the amount of \$65.57.
- e. The Tenant incurred costs of \$48.00 for filing the application and is entitled to reimbursement of those costs.
- f. The total amount due to the Tenant is \$763.57, as a result of the balance of the deposit, interest on the deposit and the application filing fee.
- g. The parties mutually agreed to reduce the amount by \$70.00 in consideration of issues raised by the Landlord. As a result, the amount due is \$693.57.

- h. The Consent Order resolves all matters raised in the applications and all matters arising from the Tenancy

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$693.57.
2. The Landlord shall pay to the Tenant the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
May 29, 2026	\$346.79
June 12, 2026	\$346.78

3. If the Landlord does not comply with the payment plan set out in paragraph 2, the Landlord will owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.
5. The Consent Order shall resolve all matters raised in the applications and all matters arising from the Tenancy

May 28, 2026
Date Issued

Helen Giannini
Hearings Officer, 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.