



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-015996-26

In the matter of: 912, 125 BONIS AVE
SCARBOROUGH ON M1T3R8

Between: Helena Tot Tenant

And

Shepherd Village Landlord

Helena Tot (the 'Tenant') applied for an order determining that Shepherd Village (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard by video conference on May 26, 2026. Before the start of the hearing, the Landlord's Representative, Tracy Ryman, the Landlord's Agent, Marshia Cooke, The Tenant's Support Person, John Rajendra and the Tenant, Helena Tot advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed fact:

- The Landlord has already paid to the Tenant \$11.20 interest on the last month's rent for 2024 and \$19.44 interest on the last month's rent for 2025.

On consent, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is **\$349.12** This amount represents:
 - \$300.00 for costs.
 - \$49.12 for outstanding interest on the last month's rent deposit.
2. The Landlord shall pay the Tenant the full amount owing by June 10, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by June 10, 2026, the Landlord will owe interest. This will be simple interest calculated from June 11, 2026, at 4.00% annually on the balance outstanding.

May 27, 2026
Date Issued

Sarah Visnovec
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.