



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

File Number: LTB-T-022322-26

In the matter of: 253 MAIN STREET
COURTLAND ON N0J1E0

Between: KIM ANDERSON Tenant
LEONARD BENOIT

And

KATE DEWAELE Landlord

KIM ANDERSON and LEONARD BENOIT (the 'Tenant') applied for an order determining that KATE DEWAELE (the 'Landlord') collected or retained money illegally.

The parties attended a Hearing on May 21, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer.

The Tenant and the Landlord's agent, Tylar Pake were present. Tyler Pake had authorization to consent on behalf of the Landlord.

As a result of the mediation the parties requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Landlord shall pay to the Tenant the sum of \$2,000.00, in satisfaction of this application before the Board.
2. The Landlord shall pay the Tenant the amount set out in paragraph 1 above by e-transfer to the email address grinny777@hotmail.com by June 21, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by June 21, 2026, the Landlord will owe interest. This will be simple interest calculated from June 22, 2026, at 4.00% annually on the balance outstanding.

June 1, 2026
Date Issued

Britney Sooknanan
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.