



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

File Number: LTB-T-012644-26

In the matter of: 23, 2150 QUEEN ST E
TORONTO ON M4E1E4

Between: Lillian Onyido Tenant

And

Bowman Building Property Management Landlord

Lillian Onyido (the 'Tenant') applied for an order determining that Bowman Building Property Management (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 26, 2026.

The Landlord Dion Bowman and the Tenant Lillian Onyido 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 return the last month's rent deposit to the Tenant.
2. The Tenant alleged that the Landlord failed to apply the last month's rent deposit to the final month of the tenancy or return it after the tenancy ended.
3. The parties agree that the tenancy lawfully terminated on December 31, 2025.
4. The parties also agree that:
 - The lawful monthly rent was \$1,375.00.
 - The Tenant paid a last month's rent deposit of \$1,375.00 on or about August 1, 2021.
 - No interest has been paid on the deposit.
5. The Residential Tenancies Act, 2006 (the "Act") requires that a last month's rent deposit be applied to the rent owing for the final month of the tenancy or otherwise be returned to the tenant.

6. In this case, the Tenant paid rent for December 2025, the final month of the tenancy, and the Landlord did not apply the last month's rent deposit to that period or return it to the Tenant.
7. Accordingly, I find that the Landlord has retained the last month's rent deposit without lawful entitlement, and it must be returned to the Tenant with interest.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$ 1,542.73. This amount represents:
 - \$1,375.00 for the last month's rent deposit.
 - \$119.73 for interest owing on the last month's rent deposit.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by June 13, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by June 13, 2026, the Landlord will owe interest. This will be simple interest calculated from June 14, 2026, at 4.00% annually on the balance outstanding.

June 2, 2026
Date Issued

Kyle Anderson
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.

