



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-010635-26

In the matter of: 3 KENDELL LANE
INGERSOLL ON N5C0B7

Between: Joshua Thacker Tenant

And

Nader Abdallah Landlord

Joshua Thacker (the 'Tenant') applied to the Landlord and Tenant Board ('LTB') for an order determining that Nader Abdallah (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard by video conference on May 26, 2026. Jackie Struthers, Licenced Paralegal, represented the Tenant. The Tenant was present. The Landlord was present and self-represented.

Prior to the hearing and through private discussion, the parties agreed to resolve the Tenant's application. Through mediation, the parties also agreed to resolve issues raised by the Landlord. The parties requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Tenant vacated the unit December 31, 2025.
- b. The Landlord shall return to the Tenant the January 2026 rent in the amount of \$2,600.00, and the last month rent deposit of \$2,600.00.
- c. The Landlord shall pay the Tenant \$63.27 for interest owing on the last month rent deposit to the end of the tenancy, and the \$48.00 application filing fee.
- d. From the amount owing to the Tenant: \$600.00 will be deducted for the cost of cleaning the rental unit, and \$1,250.00 shall be deducted for broker fees charged to the Landlord.
- e. This order settles all issues between the parties arising from the tenancy. For further clarification, the Landlord and the Tenant shall not pursue the other at this Board or any other court of competent jurisdiction for any issues arising from the tenancy, save and except for the enforcement of the payment ordered below, if needed.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$3,461.27. This amount represents:

- \$2,600.00 for January 2026 rent collected;
- \$2,600.00 for the last month's rent deposit;
- \$63.27 for interest on the last month's rent deposit; and
- \$48.00 for the cost of filing the application

Less:

- \$600.00 for unit cleaning; and
- \$1,250.00 for broker fees.

2. The Landlord shall pay the Tenant the full amount owing on or before June 15, 2026. The parties agreed the Landlord may pay the Tenant through e-transfer to the email of the Tenant that is noted on the Tenant's application.

3. If the Landlord does not pay the Tenant the full amount owing by June 15, 2026, the Landlord will owe interest. This will be simple interest calculated from June 16, 2026 at 4.00% annually on the balance outstanding until the amount is paid in full.

4. This order resolves all issues between the parties arising from the tenancy.

June 3, 2026
Date Issued

Joanne Lolato
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.