



Order under Section 135 Residential Tenancies Act, 2006

Citation: Ilesanmi v Marimuthu, 2026 ONLTB 43421

Date: 2026-06-01

File Number: LTB-T-038495-26

In the matter of: 113 HOMESTEAD RD
Toronto ON M1E3S1

Between: Elizabeth Aina Ilesanmi Tenant
Denzel Okafor
Nicholas Okafor

And

Langesh Marimuthu Landlord

Elizabeth Aina Ilesanmi, Denzel Okafor and Nicholas Okafor (collectively, the 'Tenant') applied for an order determining that Langesh Marimuthu (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 29, 2026.

Only the Tenant attended the hearing.

As of 9:31 am, the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlord must pay the Tenant \$5,348.00.
2. Based on the Tenant's uncontroverted evidence I find that it is more likely than not that the Tenant was locked out of their rental unit contrary to s. 24 of the *Residential Tenancies Act, 2006* (the 'Act') on or about March 31, 2026.
3. The Tenant is entitled to a 100% rent abatement of \$1,600.00 for the month of April 2026.
4. I also find that it is more likely than not that the Landlord collected a rent deposit of \$1,700.00 and that deposit was not returned nor applied to the Tenant's rent. The Tenant is entitled to have this deposit returned to them.

5. Finally, based on the Tenant's uncontroverted evidence, I find that it is more likely than not that the Tenant incurred out-of-pocket expenses of \$2,000.00 as a result of the lockout.
6. The Tenant incurred the cost of \$48.00 in filing this application and is entitled to a reimbursement of this cost.
7. The Tenant did not request any other remedies.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$5,348.00. This amount represents:
 - \$1,600.00 rent abatement.
 - \$1,700.00 for the last month's rent deposit.
 - \$2,000.00 for out-of-pocket expenses.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by June 12, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by June 12, 2026, the Landlord will owe interest. This will be simple interest calculated from June 13, 2026 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.

June 1, 2026
Date Issued

Vladimir Nikitin
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.