



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

File Number: LTB-T-077243-25

In the matter of: Basement, 29 Daphne Crescent Basement
Barrie ON L4M2Y7

Between: Kurt Danbrook Tenant

And

Arie Liman Landlord

Kurt Danbrook (the 'Tenant') applied for an order determining that Arie Liman (the 'Landlord') collected or retained money illegally.

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

The Landlord, the Landlord's support person, Nilli Liman, and the Tenant 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 pay the Tenant \$53.84.
2. It was not disputed that the Landlord collected a last month's rent deposit from the Tenant in the amount of \$1,235.00 on June 1, 2018, and that no interest had been paid.
3. It was not disputed that the current rent at the time the Tenant vacated on September 30, 2025, was \$1,350.00, and that the last month's rent deposit was applied to September 2025 rent.
4. What is being disputed is how much interest on the last month's rent deposit if any, the Landlord owes the Tenant.
5. The Landlord testified that they applied the interest accrued from the last month's interest deposit toward September 2025 rent, as the current rent when the Tenant vacated was \$1,350.00, and the amount on deposit was \$1,235.00.
6. Last month's rent deposit interest provided to the Tenant should have totalled \$162.18.

7. The Landlord failed to pay the Tenant some of the interest the last month's rent deposit, as required by the *Residential Tenancies Act, 2006* (the 'Act').
8. The difference between the monthly rent (\$1,350.00) and the rent deposit at the time the Tenant vacated (\$1,235.00) is \$115.00. The amount of interest owing on the rent deposit up to July 31, 2025 when the deposit was used and applied to the September 2025's rent was \$162.18. Therefore, I find that the Landlord owes the Tenant \$47.18 for the difference between these amounts.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$53.84. This amount represents:
 - \$47.18 for interest on the last month's rent deposit.
2. The Landlord shall pay the Tenant the full amount owing by June 20, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by June 20, 2026, the Landlord will owe interest. This will be simple interest calculated from June 21, 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 9, 2026
Date Issued

Samantha Greaves
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.