



Order under Section 135 Residential Tenancies Act, 2006

Citation: Walker v Madison Twin Lakes GP Inc, 2026 ONLTB 45171

Date: 2026-06-11

File Number: LTB-T-044508-24

In the matter of: 6, 1009 TAYLOR RD
MINDEN ON K0M2K0

Between: Kathleen Walker Tenant

And

Madison Twin Lakes GP Inc Landlord

Kathleen Walker (the 'Tenant') applied for an order determining that Madison Twin Lakes GP Inc 1869472 Ontario Inc (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on June 5, 2026. The Tenant, the Landlord's agent, Pravin Patel, 1869472 Ontario Inc's agents, Luigi Centurami and Liz Coccia attended the hearing.

The application was amended to replace 1869472 Ontario Inc with Madison Twin Lakes GP Inc as a named Landlord. This order reflects that change.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlord must pay to the Tenant \$3,048.00, which represents compensation the Landlord owes pursuant to section 52 of *Residential Tenancies Act, 2006* (the 'Act'), and the costs the Landlord incurred for filing the application.
2. The Landlord gave the Tenant a notice of termination under section 50 of the *Residential Tenancies Act, 2006* (the 'Act') and did not pay the Tenant the compensation required by the Act.
3. 1869472 Ontario Inc gave the Tenant the notice of termination as a requirement under an agreement to purchase and sale. Madison Twin Lakes GP Inc became the Landlord on March 27, 2024, and the Tenant remained in possession until April 22, 2024. Therefore, in accordance with section 18 of the Act, Madison Twin Lakes GP Inc, stepped into the shoes of the Landlord. The application was amended to reflect that.

4. There is no dispute that the rental unit contains more than 5 residential units and that the Landlord did not pay the compensation in accordance with section 52 of the Act.

52 (1) A landlord shall compensate a tenant in an amount equal to three months rent or offer the tenant another rental unit acceptable to the tenant if,

- (a) the tenant receives notice of termination of the tenancy for the purposes of demolition or conversion to non-residential use;
- (b) the residential complex in which the rental unit is located contains at least five residential units; and
- (c) in the case of a demolition, it was not ordered to be carried out under the authority of any other Act.

5. The Tenant filed this application in accordance with section 135 of the Act, which says:

135 (1) A tenant or former tenant of a rental unit may apply to the Board for an order that the landlord, superintendent or agent of the landlord pay to the tenant any money the person collected or retained in contravention of this Act or the Tenant Protection Act, 1997.

(1.1) Without limiting the generality of subsection (1), a landlord is deemed to have retained money in contravention of this Act, if the landlord is required to compensate a tenant under section 48.1, 49.1, 52, 54 or 55 and fails to compensate the tenant as required.

6. The monthly rent was \$1,000.00. Therefore, the compensation the Landlord owes the Tenant is \$3,000.00. An order for this amount shall issue.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$3,048.00. This amount represents:
 - \$3,000.00 for the compensation owing.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by June 22, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by June 22, 2026, the Landlord will owe interest. This will be simple interest calculated from June 23, 2026 at 4.00% annually on the balance outstanding.

June 11, 2026
Date Issued

Curtis Begg
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.