



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-076897-25

In the matter of: 66 MEADOWLARK DR
BRAMPTON ON L6Y4V6

Between: Majid Khan Tenant

And

Charandeep Dhaliwal Landlord

Majid Khan (the 'Tenant') applied for an order determining that Charandeep Dhaliwal (the 'Landlord') collected or retained money illegally.

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

The Landlord 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 \$2,416.43 for the outstanding compensation that has not been paid to the Tenant.
2. At the hearing, the Tenant was no longer seeking an order for the rent deposit, as it was not disputed that the Landlord provided this amount to the Tenant. Therefore, I am satisfied that the Landlord paid the Tenant this amount.
3. The Landlord gave the Tenant a notice of termination under section 49 of the *Residential Tenancies Act, 2006* (the 'Act') and did not pay the Tenant the compensation required by the Act, which is not disputed between the parties.
4. The Landlord submitted that he tried to remind the Tenant to cash the cheque before it stale dated, which the Tenant failed to do, resulting in the compensation effectively not being paid to the Tenant. Even if the Tenant contributed to the compensation cheque not being cashed, the compensation is ultimately required under the Act.
5. Therefore, I am satisfied by the uncontested submissions that the Tenant has not been paid the compensation that the Landlord is required to pay pursuant to the Act, as the Landlord does not dispute this amount has not been paid.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$2,464.43. This amount represents:
 - \$2,416.43 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.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

June 11, 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.