



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

File Number: LTB-T-018771-26

In the matter of: 150 JULIA CRES
ORILLIA ON L3V7W8

Between: Kristen Frame-Russell Tenants
Mackenzie Russell

And

Biji Vazhayil Abraham Landlord

Kristen Frame-Russell (the 'Tenant') applied for an order determining that Biji Vazhayil Abraham (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on June 9, 2026.

The Tenants' Agent Debbie Paylor, the Tenants, Tenant Support Dawn Russell and the Landlord attended the hearing.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application rather than a merit hearing.

Having reviewed the residential tenancy agreement and hearing sign in sheet, I have added Tenant Mackenzie Russell to the style of cause.

The parties agreed:

1. The Landlord will not list this property for sale on the open market up to and including July 10, 2026.
2. The monthly rent is \$2,450.40. The earliest effective date of a Notice of Rent Increase (NORI) is May 1, 2027, with a minimum 90-day notice.
3. On July 1, 2026, only, the Tenants will pay the Landlord \$1,644.90 (\$2,450.40 - \$805.50).

It is ordered on consent that:

1. On July 1, 2026, the Landlord shall compensate the Tenants \$805.50 which represents:

- \$565.00 for excess deposit collected and interest on this excess deposit; and
 - \$240.50 for interest owing on the rent deposit.
2. The Tenants shall recover this amount by deducting \$805.50 from July 2026 rent.
 3. The application is amended to include Tenant Mackenzie Russell to the style of cause.

June 15, 2026
Date Issued

Melinda Jamieson
Hearing 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.