



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

File Number: LTB-T-011957-26

In the matter of: 601, 100 ROWENA DR
NORTH YORK ON M3A1P9

Between: Maria Homen Tenant

And

2030251 Ontario Inc. Landlord

Maria Homen (the 'Tenant') applied to the Landlord and Tenant Board ('LTB') for an order determining that 2030251 Ontario Inc. (the 'Landlord') collected or retained money illegally.

This application was scheduled to be heard by videoconference on June 11, 2026. The Tenant was present and self-represented. The Tenant's son, Derek Homen, and a friend of the Tenant, Joshua Shaw, attended as support for the Tenant. Eshita Mongia, Licenced Paralegal, represented the Landlord. Shervin Lyle attended on behalf of the Landlord.

Prior to the start of the hearing, and through private discussion, the parties resolved the application and requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Tenant's application is amended to add Maria Homen as the Tenant and remove Derek Homen as a Tenant.
- b. The Tenant's application is amended to add 2030251 Ontario Inc. as the Landlord and remove Shervin Lyle and Amit Thakur as the Landlords.
- c. The Tenant's application is amended to remove the request of \$5,000.00 in compensation for pain and suffering.
- d. The current monthly rent is \$1,433.84. It is due on the 1st of each month.
- e. The Landlord has stated they will be serving the Tenant an N1 form, Notice of Rent Increase, on or about July 1, 2026, with an effective date of October 1, 2026.
- f. The increase will be based on the current rent.
- g. The Landlord will reimburse the Tenant a total of \$77.81 for an overpayment of rent for the period May 1, 2025 to June 30, 2026.

On consent of the parties, it is ordered that:

1. The Tenant's application is amended as follows:
 - Add **Maria Homen** as the Tenant;
 - Remove **Derek Homen** as a Tenant;
 - Add **2030251 Ontario Inc.** as the Landlord;
 - Remove **Shervin Lyle** and **Amit Thakur** as Landlords; and
 - **Withdraw** the request for compensation for **pain and suffering** in the amount of \$5,000.00.
2. The total amount the Landlord shall pay the Tenant is \$77.81 for excess rent collected for the period May 1, 2025 to June 30, 2026.
3. The Tenant is authorized to deduct the full amount in paragraph 2 above, from the rent due for July 2026.
4. The current monthly rent is \$1,433.84.

June 18, 2026
Date Issued

Joanne Lolato
Hearings 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.