



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

File Number: LTB-T-013369-26

In the matter of: 201, 311 Front Street
Belleville ON K8N2Z9

Between: Sheri Thomson Tenant

And

Adrian Digiovanni Landlord

Sheri Thomson (the 'Tenant') applied for an order determining that Adrian Digiovanni (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on June 16, 2026.

The Landlord's Representative, David Rieger, and the Tenant participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The Landlord collected a rent deposit but did not give the prospective Tenant vacant possession of the rental unit. Therefore, the Landlord must repay the rent deposit.
2. The prospective Tenant incurred related out-of-pocket expenses and is entitled to reimbursement of those expenses.
3. The Landlord will pay the Tenant the amount owing by e-mail/e-transfer, and the contact coordinates have been provided for this purpose.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$2,740.00. This amount represents:
 - i) \$1,950.00 rent deposit; and

- ii) \$790.00 for related out-of-pocket expenses.
2. The Landlord shall pay the Tenant the amount set out in paragraph 1 in accordance with the following schedule:
- i) \$1,950.00 by July 2, 2026; and
 - ii) \$790.00 by July 7, 2026
3. If the Landlord does not pay the Tenant the full amount owing by July 7, 2026, the Landlord will owe interest. This will be simple interest calculated from July 8, 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.
5. This order resolves all matters between the parties related to the tenancy to the date of the hearing.

June 19, 2026
Date Issued

Janice Campbell
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.