



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-027599-26

In the matter of: Unit 5, 78 Seagram Dr
Waterloo ON N2L3B7

Between: Jaden Tyree McGregor
Eric William Monteforte
Ayla Sophie Mueller
Prithvi Raj Jheeta
Victoria Stapells
Tenants

And

2667575 Ontario Inc. Landlord

Jaden Tyree McGregor, Eric William Monteforte, Ayla Sophie Mueller, Prithvi Raj Jheeta and Victoria Stapells (the 'Tenants') applied for an order determining that 2667575 Ontario Inc. (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on June 17, 2026.

Only the Tenants the hearing.

As of 10:01 a.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenants' evidence.

Determinations:

1. As explained below, the application is dismissed.

Illegal charge collected

2. The Landlord collected a charge which is not allowed by the *Residential Tenancies Act, 2006* (the 'Act'). The Tenants paid the Landlord a key deposit in the amount of \$1,000.00 on April 8, 2022.
3. The Tenants filed their application on March 27, 2026.

4. The Tenants testified that this \$1,000.00 charge did not reflect the replacement value of the keys they were provided with. The keys are standard metal keys. No programmable fobs were provided to the Tenants.
5. In order for a key deposit to be legal it must reflect the expected direct replacement cost of the keys. This is according to section 17(3) of O. Reg. 516/06 General of the Act.
6. When a key deposit given at the start of a tenancy is considered legal in its amount according to this regulation, it has both a collection date and a retention date. That is, it is legally collectible at the start of a tenancy, and a landlord is legally permitted to retain it until the end of a tenancy, when it is to be returned in exchange for keys.
7. However, in this case the deposit was illegal in its amount when it was collected. Therefore, there is no legal retention date that the Landlord was permitted to wait until, before returning it.
8. This application is brought under section 135(1) of the Act which states: "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*."
9. Section 135(4) states: "No order shall be made under this section with respect to an application filed more than one year after the person collected or retained money in contravention of this Act [...]."
10. The Tenants have filed this application over one year since the amount was first collected and thus are out of time to seek reimbursement of this sum.

It is ordered that:

1. The Tenants' application is dismissed.

June 26, 2026
Date Issued

Madeline Ntoukas
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.