



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

**File Number:** LTB-T-028168-26

**In the matter of:** 1606, 7950 BATHURST ST  
THORNHILL ON L4J0L4

**Between:** Andy Llactahuamani Tenant

**And**

Roni Oraha Landlord

**And**

KPC Property Management Inc. Superintendent

Andy Llactahuamani (the 'Tenant') applied for an order determining that Roni Oraha (the 'Landlord') and KPC Property Management Inc. (the 'Superintendent') collected or retained money illegally.

This application was scheduled to be heard by videoconference on June 22, 2026.

The Tenant and the Landlord's Legal Representative Taff Butters 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.

**It is ordered on consent that:**

1. On or before July 10, 2026, the Landlord shall pay the Tenant \$155.42 which represents interest owing.

2. If the Landlord does not pay the full amount owing on or before July 10, 2026, the Landlord will start to owe interest on any unpaid amounts beginning July 11, 2026. This will be simple interest calculated at 4.0% annually on the balance outstanding.
3. This is a full and final mutual resolution of all tenancy related matters.

**June 25, 2026**  
**Date Issued**

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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.