



I hereby certify this is a  
true copy of an Order dated  
**SEP 28 2023**  
Landlord and Tenant Board

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

**Citation:** SINGH v SHARMA, 2023 ONLTB 64582

**Date:** 2023-09-28

**File Number:** LTB-T-059107-22

**In the matter of:** 124 SEA DRIFTER CRESCENT  
BRAMPTON ONTARIO L6P4A8

Tenant

**Between:** PRABHJOT SINGH  
SAGAR SINGH KADIAN

**And**

Landlord

SURINDER SHARMA

PRABHJOT SINGH and SAGAR SINGH KADIAN (the 'Tenant') applied for an order determining that SURINDER SHARMA (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on August 22, 2023.

The Landlord, and the Landlord's representative, his son Gaurav Sharma, attended the hearing. The Tenant, Sagar Singh Kadian (SSK), also attended the hearing.

**Determinations:**

1. In the application the Tenant claims under reason 1, that the Landlord overcharged rent and the Tenant is seeking an order from the Board for a rebate of the overcharged amount.
2. At the hearing the Tenant made a submission to the Board to withdraw this portion of the Tenant's application.
3. The Landlord does not dispute the Tenant's request.
4. The Tenant's submission to withdraw the overcharged rent from the application is granted and will be withdrawn and removed from this order.
5. The position of the Tenant is the Landlord collected a security deposit and has not returned the deposit since vacating the rental unit.
6. The Landlord does not dispute they collected a \$500.00 security deposit and submits they attempted to return the \$500.00 plus \$25.00 interest, by way of e-transfer to the other Tenant named on the application, Prabhjot Singh (PS).

7. The Landlord submits that PS did not accept the payment.
8. To support their claim the Landlord entered into evidence copies of the etransfers sent to PS on August 1, 2023.
9. SSK did not dispute the Landlord's attempts and agreed to have the other Tenant PS accept the money.
10. I have considered all of the evidence presented at the hearing and all of the oral testimony and although I may not have referred to each piece of evidence individually or referenced all of the testimony, I have considered it when making my determinations.
11. This order contains all reasons for the determinations and order made. No further reasons will be issued.

**It is ordered that:**

1. The Tenant's shall accept the etransfer sent by the Landlord in compensation for the return of the security deposit.

**September 28, 2023**  
**Date Issued**



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Greg Brocanier  
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.