



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

File Number: LTB-T-059098-25

In the matter of: 39 Cyprus Glen
Holland Landing ON L9N0S8

Between: Antonio DeLiberato Tenants
Victoria Deliberato

And

Hariharan Nesarajah Landlord

Antonio DeLiberato and Victoria Deliberato (the 'Tenants') applied for an order determining that Hariharan Nesarajah (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on January 7, 2026.

Only the Tenants and their representative, Claire Hardy, attended the hearing.

As of 9:30 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 reschedule the hearing.

The matter proceeded on the basis of a consent agreement reached between the parties which was documented in the portal in the email exchange between the parties in DOC-7095597.

Determinations:

1. The Landlord and the Tenants agree to resolve this application as follows:
 - (i) The Landlord shall pay interest on the last month's rent owing to them in the amount of \$295.80.
 - (ii) The Landlord shall pay to the Tenants the filing fee in the amount of \$48.00.
 - (iii) The Landlord agrees that the entire amount owed for interest and the filing fee will be deducted from the rent owed by the Tenants for the month of February 2026. The rent owing for February will be \$3056.20 ($\$3400.00 - 343.80 = 3056.20$).

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$343.80. This amount represents:
 - \$295.80 for interest on the last month's rent deposit.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by deducting the full amount from the rent owed for the month of February 2026. The rent amount for February 2026 to be paid by the Tenants is \$3056.20.

January 15, 2026
Date Issued

Stephanie Ball
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.