



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-058553-25

In the matter of: Upper, 755 Lakeshore Rd E
Mississauga ON L5E1C6

Between: Dino Johnson Johnson Kulandairaj Tenant

And

Sabyasachi Nag Landlord

Dino Johnson Johnson Kulandairaj (the 'Tenant') applied for an order determining that Sabyasachi Nag (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 19, 2026.

Only the the Tenant attended the hearing.

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 Tenant evidence.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlord must reimburse the key deposit paid by the Tenant.
2. The Landlord collected a key deposit in the amount of \$300.00 at the commencement of the lease which is found at DOC-6013749.
3. The Tenant testified that they vacated the rental unit in March 2025 and had returned the keys to the Landlord on June 19, 2025. The Landlord had indicated on June 17, 2025, in an email to the Tenant that they would return the key deposit. See DOC-6013777.
4. The Tenant testified that the Landlord did not return the key deposit after the keys were returned.
5. The Tenant incurred an application fee of \$48.00 and is entitled to have this reimbursed.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$348.00. This amount represents:
 - \$300.00 for the illegal charge collected.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by March 7, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by March 7, 2026, the Landlord will owe interest. This will be simple interest calculated from March 8, 2026 at 4.00% annually on the balance outstanding.

February 24, 2026
Date Issued

Robert Patchett
Vice Chair, 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.