



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

File Number: LTB-T-089288-25

In the matter of: 745, 24 southport st
Toronto ON M6S4Z1

Between: Swarali Mahajan Tenant

And

Satish Arote Landlord

Swarali Mahajan (the 'Tenant') applied for an order determining that Satish Arote (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 9, 2026. The Landlord and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The Tenant is not in possession of the unit and the tenancy ended on September 30, 2025.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$190.00, which represents refund of the key deposit (\$100.00), the interest owing on the last month's rent deposit (\$45.00) and the filing fee (\$45.00).
2. The Landlord shall pay the Tenant the full amount owing on or before May 9, 2026.
3. If the Landlord defaults on the payment noted in paragraph 2 of this order, the outstanding balance will become immediately due, and the Landlord will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgement interest rate determined under section 207(7) of *Residential Tenancies Act, 2006*, (the 'Act').

4. The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as result of this order.

April 16, 2026
Date Issued

Sonja Richter
Hearings 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.