



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

File Number: LTB-T-094249-25

In the matter of: 486 Millwood Road North
Toronto ON M4S1K5

Between: Michael Minas
Glenn Rosling
Tenants

And

Angella Water
Giosino Colaiacovo
Landlords

Michael Minas and Glenn Rosling (the 'Tenants') applied for an order determining that Angella Water and Giosino Colaiacovo (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on April 20, 2026. The first-named Tenant and the Landlords attended the hearing.

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

It is ordered on consent that:

1. On or before May 5, 2026, the Landlords shall pay to the Tenants is \$1,053.00 which represents the unlawfully retained money and the cost of filing the application.
2. If the Landlords do not pay the Tenants the full amount owing by May 5, 2026, the Landlords will owe interest. This will be simple interest calculated from May 6, 2026, at 4.00% annually on the balance outstanding.
3. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.

April 24, 2026
Date Issued

Jane Dean
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.