



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

File Number: LTB-T-003482-26

In the matter of: 9 PORTER DR
GUELPH ON N1L1M3

Between: Anusha Vanapalli Tenant

And

Daniel Colman Landlord

Anusha Vanapalli (the 'Tenant') applied for an order determining that Daniel Colman (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 12, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlord must pay the Tenant \$500.00 by July 31, 2026.

Retained money illegally

2. The parties agreed that the Landlord collected a \$500.00 key deposit from the Tenant on September 1, 2025 and did not return the deposit to the Tenant when she vacated on January 2, 2026. The Landlord testified that he withheld the key deposit because the Tenant caused damage to the rental unit. I find that the Landlord retained money illegally. The key deposit must be returned when the Tenant vacates the rental unit. The parties agreed that the Tenant vacated the rental unit on January 2, 2026 and returned the keys to the Landlord by leaving them on the countertop. The Landlord withheld the \$500.00 and used it as a damage deposit, which is not permitted under the *Residential Tenancies Act*, 2006 (the 'Act').

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$548.00. This amount represents:

- \$500.00 for 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 July 31, 2026.
 3. If the Landlord does not pay the Tenant the full amount owing by July 31, 2026, the Landlord will owe interest. This will be simple interest calculated from August 1, 2026 at 4.00% annually on the balance outstanding.

May 20, 2026
Date Issued

Vishal Nanda
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.