



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-004380-26

In the matter of: 38 KING ST W
STONEY CREEK ON L8G 1H6

Between: Shiva Bhuvanagiri
Ravali Maddulapalli Tenants

and

Drake Property management Landlord

Shiva Bhuvanagiri and Ravali Maddulapalli (the 'Tenants') applied for an order determining that Drake Property management (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 14, 2026.

The Tenants and Landlord's representative, Emily Barbati, attended the hearing. At the hearing the parties reached an agreement. The Landlord's representatives consented on behalf of her client and Shiva Bhuvanagiri consented on behalf of the Tenants.

This agreement resolves all issues in this application between the parties. The Landlord's representative stated that the payment of \$573.00 will be by way of a cheque mailed to the Tenants on or before May 31, 2026.

It is ordered that:

1. The total amount the Landlord shall pay the Tenants is \$573.00 by May 31, 2026. This amount includes the \$48.00 for the cost of filing the application.
2. If the Landlord does not pay the Tenants the full amount owing by May 31, 2026, the Landlord will owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

May 22, 2026
Date Issued

Adeela Alvez
Member, Landlord and Tenants 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.