



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-006952-26

In the matter of: 504, 20 ELIZABETH ST N
MISSISSAUGA ON L5G2Z1

Between: Daniel Turney Tenant
Bailey Vanduinen

And

Drake Property Management Landlord

Daniel Turney and Bailey Vanduinen (the 'Tenant') applied for an order determining that Drake Property Management (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on May 20, 2026. Before the start of the hearing the Landlord's Representative, Sandra Marchionne and the Tenant, Daniel Turney advised that the parties had reached an agreement. Daniel Turney had authorization to consent on behalf of all Tenants.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$223.00 This amount represents:
 - \$175.00 for the key deposit collected.
 - \$48.00 for the application filing fee.
2. The Landlord shall pay the Tenant the full amount owing by June 20, 2026 via direct deposit.
3. If the Landlord does not pay the Tenant the full amount owing by June 20, 2026, the Landlord will owe interest. This will be simple interest calculated from June 21, 2026 at 4.00% annually on the balance outstanding.

May 28, 2026
Date Issued

Sumathi Dhanapal
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.