



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-007233-26

In the matter of: 1415, 1235 RICHMOND ST
LONDON ON N6A0C1

Between: Nithya Nithiaraj Tenant

And

Craft Property Group Landlord

Nithya Nithiaraj (the 'Tenant') applied for an order determining that Craft Property Group (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard by video conference on May 25, 2026. Faiza Abdulwahid attended on behalf of the Landlord. The Tenant was also present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Tenant applied for an order determining that the Landlord retained money illegally, specifically a key deposit, interest due on that deposit.
- b. The Tenant vacated the rental unit as of August 27, 2025.
- c. The Tenant is due back the key deposit in the amount of \$50.00.
- d. The Tenant is due \$57.32 in interest on the rent deposit, based on the rent deposit of \$1,109.50.
- e. The Tenant incurred costs of \$48.00 for filing the application and is entitled to reimbursement of those costs.
- f. The Landlord will pay the Tenant \$155.32, which is equal to the key deposit, the interest on the rent deposit and the application filing fee.
- g. The Tenant will provide a void cheque to the Landlord.

- h. The Landlord will send confirmation to the Tenant on or before May 29, 2026 by 5:00 PM that the payment process has been undertaken.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$155.32. This amount represents:
 - \$48.00 for the cost of filing the application.
 - \$50.00 for the cost of the key deposit.
 - \$57.32 for the interest on the rent deposit.
2. The Landlord shall pay the Tenant the full amount owing by June 8, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by June 8, 2026, the Landlord will owe interest. This will be simple interest calculated from June 9, 2026, at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

June 2, 2026
Date Issued

Helen Giannini
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.