



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

File Number: LTB-T-096524-25

In the matter of: Upper Unit A - Room 2, 155 UNIVERSITY
AVE E
WATERLOO ON N2J2W4

Between: Mihir Rawat Tenant

And

HRS Property Management Landlord
Young Shen

Mihir Rawat (the 'Tenant') applied for an order determining that HRS Property Management and Young Shen (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 16, 2026.

Only the Tenant attended the hearing.

As of 11 a.m. the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

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 \$200.00 for his key deposit and \$48.00 for the application filing fee for a total sum of \$248.00.

Key Deposit

2. Based on the uncontested evidence before me, I am satisfied the Tenant paid the Landlord a key deposit of \$200.00 on July 24, 2024. The Tenant vacated the rental unit on August 27, 2025, and dropped the keys off at the HRS Property Management Office. The Landlord has failed to return the key deposit to the Tenant. Accordingly, I am satisfied the Landlord has retained money illegally and shall be ordered to pay the Tenant \$200.00.

3. The Tenant incurred costs of \$48.00 for the application filing fee and is entitled to reimbursement of these costs.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$248.00 that represents the following:
 - \$200.00 for the illegal charge collected.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by July 4, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by July 4, 2026, the Landlord will owe interest. This will be simple interest calculated from July 5, 28, 2026 at 4.00% annually on the balance outstanding.

June 23, 2026

Date Issued

Douglas Malanka

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.