



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-088508-25

In the matter of: 604, 3827 LAWRENCE AVE E
SCARBOROUGH ON M1G1R4

Between: Royal Palace Apartments Landlord

And

Oka Dagossy Tenants
Imelda Dagossy

Royal Palace Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Oka Dagossy and Imelda Dagossy (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on December 15, 2025.

The Landlord David Anton, the Tenants Oka Dagossy and Imelda Dagossy and the Tenant's Support person Niki Amenis attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$1,460.61. It is due on the 1st day of each month.
3. The rent arrears owing to December 31, 2025 are \$3,644.28.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount of arrears owing is \$3,830.28.

6. The Tenants directly pay the Landlord \$760.61 each month with the balance of \$700.00 paid by Housing Support services through the City of Toronto (Housing Support).
7. The total amount of arrears owing through December 31, 2025, shall be paid on the Tenants behalf by the Housing Support on or before February 2, 2026.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord:
 - a) **\$760.61** to the Landlord by **January 1, 2026** for the January rent; and;
 - b) **\$760.61** to the Landlord by **February 1, 2026** for the February rent.
2. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after **December 31, 2025**.

January 8, 2026
Date Issued

Sarah Harriman
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.