



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

File Number: LTB-L-089508-25

In the matter of: 201, 1284 GRAMERCY PARK PL
LONDON ON N5W2E6

Between: Endless Property Holdings Landlord

And

Maryann Dowzer Tenants
David Dowzer

Endless Property Holdings (the 'Landlord') applied for an order to terminate the tenancy and evict Maryann Dowzer and David Dowzer (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was heard by videoconference on January 6, 2026. The Landlord's agent, Kristen Manzara and the Tenant, David Dowzer attended the hearing. The Tenant, David Dowzer provided evidence that he was authorized by the second Tenant, Maryann Dowzer to represent her in this matter. Before the start of the hearing the parties advised that they had reached an agreement. 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.

Agreed Facts:

1. The lawful monthly rent is \$1,681.00. It is due on the 1st day of each month.

On consent it is ordered that:

1. The Tenants shall pay to the Landlord \$1,258.00 which represents arrears of rent (\$1,072.00) plus the application filing fee (\$186.00) for the period ending January 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 13, 2026	\$100.00
March 13, 2026	\$100.00

April 13, 2026	\$100.00
May 13, 2026	\$100.00
June 13, 2026	\$100.00
July 13, 2026	\$100.00
August 13, 2026	\$100.00
September 13, 2026	\$100.00
October 13, 2026	\$100.00
November 13, 2026	\$100.00
December 13, 2026	\$100.00
January 13, 2027	\$100.00
February 13, 2027	\$58.00

3. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting February 1, 2026 and continuing each month until February 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 and 3 of this order, 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 *Residential Tenancies Act, 2006* (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 January 31, 2026.

January 8, 2026
Date Issued

 Floredana Ungureanu
 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.