



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090953-25

In the matter of: LPH01, 55 BLOOR ST E
TORONTO ON M4W3W6

Between: Dash Property Management Inc.

Landlord

And

Arthur Lam
Brett Thalmann

Tenants

Dash Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Arthur Lam and Brett Thalmann (the 'Tenant's') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

Dash Property Management Inc. (the 'Landlord') also applied for an order requiring Arthur Lam and Brett Thalmann (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

The application was scheduled to be heard by video conference on January 7, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord Erica Tran and the Tenant, Arthur Lam were present. The Tenant didn't speak with Tenant Duty Counsel and Arthur Lam consented on behalf of all tenants.

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

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before January 31, 2026.
2. The last month deposit will be applied to January 2026 rent.
3. The interested owed by the landlord to the Tenants will be paid on or before January 31 2026.

4. If the unit is not vacated on or before January 31, 2026 then starting February 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 1, 2026.

January 13, 2026

Date Issued

Monique Browne

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on August 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.