



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-089831-25

In the matter of: 404, 2 SWIFT DR
NORTH YORK ON M4A2A2

Between: Daymark Realty Limited Landlord

And

Chanalee Davy Tenant

Daymark Realty Limited (the 'Landlord') applied for an order requiring Chanalee Davy (the 'Tenant') to pay the rent that the Tenant owes.

This application was mediated by videoconference on January 19, 2026. Paralegal, Emily Barbati, attended on behalf of the Landlord. The Tenant attended. The parties reached a settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

1. The Tenant was served a Form N4: Notice of Termination for non-payment of rent. After the application was filed, the Tenant paid the rent arrears, in full, for the period ending January 31, 2026.
2. The Tenant was in possession of the unit the day of the hearing.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. The balance owing on the costs is \$181.54.
4. The Tenant agrees to pay the Landlord \$181.54 on or before February 1, 2026 subject to interest provisions commencing February 2, 2026 on any balance owing.

It is ordered that:

1. The Tenant shall pay to the Landlord \$181.54 comprised of a portion of the filing cost on or before February 1, 2026.

2. If the Tenant does not pay the Landlord the full amount owing (\$181.54) on or before February 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 2, 2026 at 4.00% annually on the balance outstanding.

February 2, 2026

Date Issued

Shawn Hayman

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.