



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-103721-25

In the matter of: 3005, 120 OLD KINGSTON RD
AJAX ON L1T3Z2

Between: Unity Village Local 183 Landlord

And

Shurvell Dell Tenant

Unity Village Local 183 (the 'Landlord') applied for an order to terminate the tenancy and evict Shurvell Dell (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on January 22, 2026. Before the start of the hearing, the Landlord, Kathy Andreopoulos, the Landlord's Representative, Marie Galevski, and the Tenant, Shurvell Dell, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for a period of 12 months starting February 1, 2026, to January 1, 2027.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application, in accordance with the following schedule:
 - A. \$62.00 on or before February 20, 2026;

- B. \$62.00 on or before March 20, 2026; and,
- C. \$62.00 on or before April 20, 2026.

- 5. If the Tenant does not pay the Landlord the full amount, in accordance with this Order, the Tenant will start to owe interest. This will be simple interest calculated from April 20, 2026, at 4.00% annually on the balance outstanding.

January 26, 2026

Date Issued

Sumathi Dhanapal

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.