



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

File Number: LTB-L-092910-25

In the matter of: 501, 340 MILL RD
ETOBICOKE ON M9C1Y8

Between: PARK PROPERTY MANAGEMENT INC Landlord

And

Madonna Densmore
Peter Wayne Densmore Tenant

PARK PROPERTY MANAGEMENT INC (the 'Landlord') applied for an order to terminate the tenancy and evict Madonna Densmore and Peter Wayne Densmore (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 28, 2026.

The Landlord's Legal Representative, Anita Sada, the Tenant's support person, John Collymore, and the Tenant, Madonna Densmore, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,621.00 for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before March 15, 2026.
3. The Tenant shall also pay to the Landlord the monthly rent for February 2026 in full on or before February 1, 2026
4. The Tenant shall also pay the Landlord the monthly rent for March 2026 in full on or before March 1, 2026.
5. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 30, 2026
Date Issued

Vicky Liu
Member, 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.