



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

File Number: LTB-L-095921-25

In the matter of: 103, 508 DAWES RD
EAST YORK ON M4B2G3

Between: Dawes Apartments Inc. Landlord

And

Rommel De Guia Tenant
Mary Ann Joy De Guia

Dawes Apartments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rommel De Guia and Mary Ann Joy De Guia (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on January 26, 2026.

The Landlord's Agent, Stavros Lytis and the Tenants, Rommel De Guia and Mary Ann Joy De Guia attended the hearing. The parties agreed to participate in mediation. 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 the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant paid the Landlord all the rent that was in arrears up to January 31, 2026.
2. The only amount owing is the Landlord's remaining cost of filing the application. As a result, the order will be limited to costs only in the amount of \$115.00.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$115.00, for remaining cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before January 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 29, 2026 at 4.00% annually on the balance outstanding.

February 2, 2026
Date Issued

Tanya Speedie
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.