



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

File Number: LTB-L-100762-25

In the matter of: 1208, 20 GRAYDON HALL DR
NORTH YORK ON M3A2Z9

Between: DEVONSHIRE PROPERTIES INC. Landlord

And

EMMA TIMA Tenants
BRADLEY DUNLAP

DEVONSHIRE PROPERTIES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict EMMA TIMA and BRADLEY DUNLOP (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

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

This application was scheduled to be heard by videoconference on February 2, 2026.

The Landlord's Legal Representative Tanya Dickie and the Tenants attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. Rent is due in full on the 1st day of the month. For 12-months starting March 2026 to February 2027, the Tenants shall pay to the Landlord the monthly rent in full and on or before the first day of each month.
3. If the Tenants fail 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 Tenants. 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 Tenants.

4. On or before February 13, 2026, the Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing on or before February 13, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 14, 2026, at 4.00% annually on the balance outstanding.
6. On consent, the male tenant's surname is amended to Dunlap.

February 9, 2026

Date Issued

Melinda Jamieson

Hearing 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.