



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

File Number: LTB-L-090883-25
LTB-T-078263-25

In the matter of: 22 GEORGE ST
AJAX ON L1S1S5

Between: Dermont John Landlords
Heather John

And

Daniel Thomas Tenant

Dermont John and Heather John (the 'Landlords') applied for an order to terminate the tenancy and evict Daniel Thomas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (LTB-L-090883-25).

Daniel Thomas (the 'Tenant') applied for an order determining that Dermont John and Heather John (the 'Landlords') failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (LTB-T-078263-25).

The parties attended a hearing on January 19, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Adekola Olawoye, the Landlord, Dermont John and the Tenant were present.

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 that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Landlord withdrew the L1 application LTB-L-090883-25.
2. The Tenant withdrew the T6 application LTB-L-078263-25.
3. This order resolves all issues with respect to the tenancy up to January 19, 2026.

February 10, 2026
Date Issued

Roxanne Theriault
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.