



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-074778-25

In the matter of: 129, 129 Princess street
Mississippi Mill ON K0A1A0

Between: Joshua Ajimati Landlords
Aysoury Bounnapha

And

JESSICA DYMKOWSKI Tenant

Joshua Ajimati and Aysoury Bounnapha (the 'Landlords') applied for an order to terminate the tenancy and evict JESSICA DYMKOWSKI (the 'Tenant') because

- the Tenant did not pay the rent that the Tenant owes.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

This application was heard by videoconference on February 9, 2026.

The parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer, Maryam Cooper.

The Landlord, Joshua Ajimati and the Tenant were present. I was satisfied the parties understood the terms and consequence of their consent as set out in the order below. This order resolves both L1 and L2 applications.

It is agreed that:

1. The parties agreed on consent that the lawful rent is due on the 21st day of each month. The parties understood that the Landlord's notice N4 is incorrect.
2. The Landlord claimed the total rent arrears owing to February 20, 2026, is \$5,590.10. The parties agreed on consent to reduce this amount to \$1,000.00, in exchange The Tenant agreed that the new lawful rent as of January 2026 is \$1,615.48. The parties further agreed this agreement resolves all disputes regarding the lawful rent amount between the Landlord and the Tenant throughout the Tenancy to the date of hearing.
3. The parties agreed on consent the next rent increase will be on June 21, 2026.

4. The Landlord agreed to provide the Tenant with proper notice of legal rent increase for the new lawful rent in June 2026.
5. The Landlord waived the application filing fee.
6. The parties agreed on consent that this order resolves all issues arising from this Tenancy regarding the rent arrears and the lawful rent amount to February 20, 2026.
7. The Landlord did not seek compensation on the L2 application in exchange, the Tenant agreed to leave the used Maytag Stove in the rental unit at the end of Tenancy.

On consent of the parties,

1. The Tenant shall pay to the Landlord \$1,000.00 for arrears of rent up to February 20, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order on or before March 12, 2026.
3. If the Tenant fails to make the payments in accordance with paragraph 2 of 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 February 20, 2026.
4. The Tenant shall also pay to the Landlord \$1,615.48 new rent on time and in full as it comes due and owing on or before February 21, 2026, or until the arrears are paid in full, whichever date is earliest.

L2 Application

5. The Tenant shall refrain from removing the smoke detectors in the rental unit.
6. The Landlord shall provide the Tenant with at least 24 hours written legal notice of entry prior to each inspection.
7. The Tenant shall not remove the used Maytag stove from the Kitchen at the end of Tenancy.

8. If the Tenant fails to comply with the conditions set out in paragraph 5 this order for duration for the next 12 months from the date 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.

February 12, 2026
Date Issued

Maryam Cooper
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.