



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-059319-25

In the matter of: MAIN FLOOR UNIT, 54 GALLEY AVE
TORONTO ON M6R1G8

Between: Deanna Grant Tenant

And

Dash Property Management Landlord

Deanna Grant (the 'Tenant') applied for an order determining that Dash Property Management (the 'Landlord'):

- entered the rental unit illegally. (T2 Application)
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. (T2 Application)
- withheld or interfered with their vital services or care services and meals in a care home. (T2 Application)
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 Application)

This application was heard by videoconference on February 11, 2026.

The Landlord's agent, Mark Lefor, the Landlord's legal representatives, Cristina Goncalves and Sam Ursino, the Tenant, and the Tenant's legal representative, Corey LeBlanc, attended the hearing.

The parties before the Board consented to the following order.

It is ordered on consent:

It is ordered that:

1. The Landlord shall pay the Tenant \$7,000.00 to resolve the T2/T6 application.
2. The Landlord shall pay the Tenant the full amount owing by March 31, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by March 31, 2026, the Landlord will owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.
4. This consent agreement is a full resolution of this T2/T6 application and all issues between the parties with respect to the tenancy.

February 20, 2026

Date Issued

Dawn Carr

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.