



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-046206-25

In the matter of: 402, 11655 BRAMALEA RD
BRAMPTON ON L6R4B7

Between: Aline Phillips Tenant

And

DMS Property Management Landlords
Hope City Residences

Aline Phillips (the 'Tenant') applied for an order determining that DMS Property Management and Hope City Residences (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household; and
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 19, 2026.

The Tenant and the Landlord attended the hearing. The Landlord was represented by David Ciobotaru. Joy Thomas attended as the Landlord's personal agent.

The parties before the Board consented to the following order:

It is ordered on consent that:

1. The Landlord shall not pursue or collect from the Tenant the \$100.00 cleaning charge. That amount is waived.
2. The Landlord shall pay to the Tenant \$48.00 for the cost of filing the application. This amount may be paid by offsetting it against any outstanding rent the Tenant owes to the Landlord.
3. The Landlord shall pay the Tenant the full amount owing, if any, by March 8, 2026.
4. If the Landlord does not pay the Tenant the full amount owing by March 8, 2026, the Landlord will owe interest. This will be simple interest calculated from March 9, 2026 at 4.00% annually on the balance outstanding.

5. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026.
6. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.

February 25, 2026
Date Issued

Ruth Carey
Vice Chair, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.