



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-060519-25

In the matter of: 22, 8 SAND BEACH RD
ETOBICOKE ON M8V2W3

Between: Michael Farkas Tenant

And

Dunpar Homes Landlord

Michael Farkas (the 'Tenant') applied for an order determining that Dunpar Homes (the 'Landlord'):

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

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

The Tenant and the Landlord's Agent Jarelle Thomas-Baynes and the Landlord's Legal Representative Giouzelin Mutlu attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Landlord shall send a memorandum to Tenants of the residential complex about noise levels, including a reminder to keep noise down during the night, the memorandum shall ask Tenants to be mindful during the day of everyday noises from other units, and be mindful that this is a shared living space and there may be noise from other units and do their best to deal with noise levels as long as they are common occurrences.
2. The Landlord shall remind Dunbar employees of 8 Sand Beech not to speak about tenancy matters unless permitted to do so by law.
3. The Landlord shall ask its property manager Jarelle Thomas-Baynes to remind Tenants to reach out to him using the office phone number and email.
4. This resolves the issues between the parties with respect to the tenancy up to February 19, 2026.

February 27, 2026

Date Issued

Reid Jackson

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.