



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

File Number: LTB-L-100641-25

In the matter of: 1003, 10 SAN ROMANOWAY
TORONTO ON M3N2Y2

Between: RPMS PROPERTY MANAGEMENT SERVICES INC Landlord

And

LILIAN DINHAM Tenant

RPMS PROPERTY MANAGEMENT SERVICES INC (the 'Landlord') applied for an order to terminate the tenancy and evict LILIAN DINHAM (the 'Tenant') because:

- 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

This application was scheduled to be heard by videoconference on March 3, 2026.

The Landlord, represented by Jason Paine and the Landlord Agent, Cherylann Gotha, the Tenant and Tenant's support, Jazai Dinham engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

On consent, it is ordered that:

1. The Tenant is to have the unit free of dirt, grime, debris, grease, rotting food and unpleasant odors on or before March 31, 2026.
2. For the duration of the tenancy, the Tenant shall maintain the unit free of dirt, grime, debris, grease, rotting food and unpleasant odors.
3. If the Tenant fails to comply with the conditions set out in paragraphs 1 and 2 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.

4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

March 9, 2026
Date Issued

Cheryl Lavoie
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on September 21, 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.