



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-081367-25

In the matter of: 4906, 197 YONGE ST
TORONTO ON M5B0C1

Apr 01, 2026

Between: Shoji Ushiyama Tenant

And

Colleen Dempsey Landlord

Shoji Ushiyama (the 'Tenant') applied for an order determining that Colleen Dempsey (the 'Landlord') 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.

This application was heard by videoconference on March 26, 2026.

The Landlord and the Tenant attended the hearing. Dorcas Ho attended the hearing as a support person for the Landlord but did not participate.

At the hearing, the parties consented to the following order. I am satisfied that the parties understood the consequence of consenting to the order below.

It is ordered on consent that:

1. The Landlord agrees not to increase the lawful monthly rent – which is \$2,850.00 as of the hearing date – on or before March 26, 2027.
2. The Landlord shall pay the Tenant \$100.00 via e-transfer on or before April 30, 2026.
3. If the Landlord does not pay the Tenant the amount in paragraph 2 on or before April 30, 2026, the Landlord will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.
4. This order fully resolves the Tenant's application.

April 1, 2026
Date Issued

Jeremy Henderson
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.