



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-014755-24

In the matter of: 208, 118 TYNDALL AVE
TORONTO ON M6K2E7

Between: Volha Sivets Tenant

And

DMS Property Management Ltd. Landlord

Volha Sivets (the 'Tenant') applied for an order determining that DMS Property Management Ltd. (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.

This application was heard by videoconference on March 30, 2026.

The Tenant and the Landlord's Legal Representative Eric Steiman attended the hearing.

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

It is ordered on consent that:

1. This order resolves all issues in the Tenant's application and the tenancy to date.
2. The Landlord shall pay the Tenant a total of \$3,311.76 as follows:
 - a) May 1, 2026, the Landlord shall credit \$1,103.92 to towards the Tenant's rent.
 - b) June 1, 2026, the Landlord shall credit \$1,103.92 to towards the Tenant's rent.
 - c) October 1, 2026, the Landlord shall credit the balance of \$1,103.92 to towards the Tenant's rent.
3. If the Landlord does not pay the Tenant the full amount owing as per paragraph 2, the Landlord will start to owe interest. This will be simple interest calculated from the day after the breach at the post-judgment interest rate determined under subsection 207(7) of the Act.
4. The Tenant has the right, at any time, to collect the full amount owing or any

balance outstanding under this order.

April 1, 2026
Date Issued

Diane Wade
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.