



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

File Number: LTB-L-017353-26

In the matter of: 1405, 22 JOHN ST
YORK ON M9N0B1

Between: MPCT DIF DAM WEST22 INC.

Landlord

And

Devon Thompson
Sharmeelah Martin

Tenants

MPCT DIF DAM WEST22 INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Devon Thompson and Sharmeelah Martin (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on May 13, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Natasha Mizzi, and the Tenant, Sharmeela Martin, on behalf of both Tenants were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$2,828.75. This amount represents \$2,642.75 for arrears of rent up to May 31, 2026, and \$186.00 for the application filing fee.
2. Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amount
\$700.00	May 15, 2026
\$400.00	May 22, 2026
\$828.00	June 15, 2026

\$900.75	July 15, 2026
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3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the first of each month from June 1, 2026, to July 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 26, 2026
Date Issued

Michelle Forrester
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.