



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

File Number: LTB-L-033990-26

In the matter of: 402, 130 JAMESON AVE
TORONTO ON M6K2Y2

Between: Myriad Property Management Inc Landlord

And

Shelly Dunphy Tenant

Myriad Property Management Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Shelly Dunphy (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The application was scheduled to be heard by video conference on June 4, 2026. Before the start of the hearing, the Landlord's Representative, Mark Ciobotaru, the Landlord Agent Tara Bertram and the Tenant Shelly Dunphy advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,278.06. It is due on the 1st day of each month.
3. The rent arrears and costs owing to June 30, 2026, are \$66.93.

It is ordered on consent that:

L1 Application

1. The Tenant shall pay to the Landlord \$66.93 arrears of rent and costs up to June 30, 2026 and costs on or before June 30, 2026.
2. If the Tenant does not pay the Landlord the amount owing in accordance with paragraph 1, the Tenant will start to owe interest. This will be simple interest calculated from the date of the first missed payment at 4.00% annually on the balance outstanding.

L2 Application

2. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
3. Commencing **July 1, 2026**, the Tenant will pay the monthly rent on or before the first (1st) day of each and every month for a period of twelve (12) months ending **June 1, 2027**.
4. If the Tenant fails to comply with the conditions set out in paragraph 3 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.

June 12, 2026
Date Issued

Sarah Harriman
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.