



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-018479-26

In the matter of: 2601, 373 Front Street West
Toronto ON M5V3R7

Between: Dexter Brown Tenant

And

Lucia Spataro Landlord

Dexter Brown (the 'Tenant') applied to the Landlord and Tenant Board (LTB) for an order determining that Lucia Spataro (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard on June 3, 2026, by video conference, at which time the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Dillanique Knight.

The Landlord and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the Tenancy to the hearing date of June 3, 2026, and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$850.00 on or before July 3, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by July 3, 2026, the Landlord will owe interest. This will be simple interest calculated from July 4, 2026, at 4.00% annually on the balance outstanding.

June 19, 2026
Date Issued

Dillanique Knight
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.