



Order under Sections 31 & 135 Residential Tenancies Act, 2006

File Number: LTB-T-083187-25

In the matter of: Unit 1805, 5 St Joseph Street
Toronto ON M4Y0B6

Between: Miles Webb Tenant

And

Dash Property Management Landlord

Miles Webb (the 'Tenant') applied for an order determining that Dash Property Management (the 'Landlord'):

- collected or retained money illegally; and
- withheld or interfered with their vital services or care services and meals in a care home.

An Adjudicative Case Conference ('ACC') was held by videoconference on June 10, 2026. The Tenant and the Landlord's Agent, Mark Lefor, attended the ACC.

At the ACC, the parties consented to the following order. I was satisfied that the parties understood the terms of the consent and the consequences of them.

Agreed upon Facts / Acknowledgements:

1. The current lawful rent is \$2,361.00 per month.
2. Any future maintenance requests are to be submitted to the Landlord via email to Mark Lefor of the maintenance system known as Property Meld.

It is ordered on consent that:

1. In full and final satisfaction of the Tenant's application, the Landlord shall compensate the Tenant in the amount of \$400.00 by way of credit to be applied to the Tenant's rent for the month of July 2026.
2. If the Landlord fails to compensate the Tenant in accordance with paragraph 1 of this order, on or before July 1, 2026. Then starting July 2, 2026, \$400.00 shall become immediately due and payable to the Tenant and interest will start to accrue.

This will be simple interest, commencing July 2, 2026, at the rate of 4.00% per year on the balance outstanding.

June 18, 2026
Date Issued

Rachel Gibbons

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.