



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026677-26

In the matter of: 158 DESROCHES TRAIL
TINY ON L9M0H9

Between: MARINA TVERDOMED Landlord

And

MELISSA LEE LILLIAN DWINNELL Tenants
AVERY LAWRENCE MAXWELL DORION
DWAYNE HERBERT DROVER

MARINA TVERDOMED (the 'Landlord') applied for an order to terminate the tenancy and evict MELISSA LEE LILLIAN DWINNELL, AVERY LAWRENCE MAXWELL DORION and DWAYNE HERBERT DROVER (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

Mediation was held on June 17, 2026. The following parties participated in the mediation: The Landlord's representative, Joan Henderson, the Landlord's agent, Nataliya Yefimova, and the Tenants, Melissa Lee Lillian Dwinnell and Avery Lawrence Maxwell Dorion on behalf of all Tenants. Also present at the mediation was Tenants Duty Counsel, Holly Chu.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts

1. The Tenants are responsible for the current monthly rent as of June, 2026 in the amount of \$3,100.00 which is due on the first day of each month
2. On or before June 22, 2026, the Tenants agree to make a payment towards the arrears.

On consent, it is ordered that:

1. The Tenants shall pay the lawful monthly rent in full no later than the first day of each for an 12 month period, starting July 1, 2026 up to and including June 1, 2027
2. Should the Tenants breach the condition in paragraph one, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006*, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenants' breach.
3. On or before July 31, 2026, the Tenants shall pay the application filing fee of \$186.00 to the Landlord.

4. Should the Tenants fail to make the payment listed in paragraph three (3) in in full and on time, the remaining outstanding balance shall become due and payable forthwith under this Order. The Tenants will start to owe simple interest calculated at 4.00% annually on the balance outstanding starting August 1, 2026. The Landlord has the right to collect the balance outstanding under this Order.
5. This Order on Consent is in full and final settlement of this application.

June 18, 2026
Date Issued

Ryan Gacnik
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.