



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

File Number: LTB-L-046116-26

In the matter of: 513, 1283 DUPONT ST
TORONTO ON M6H 0E4

Between: Galleria Developments Inc. dba Galleria on the Landlord
Park Affordable Rental Housing

And

Angelique Smeikle Tenants
Craig DHU

Galleria Developments Inc. dba Galleria on the Park Affordable Rental Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Angelique Smeikle and Craig DHU (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties engaged in settlement discussions during the online negotiation stage of the application and participated in a zoom mediation on June 18, 2026. This was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenants and the Landlord's Legal Representative, Paul Kyte, participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The Tenants owe the Landlord \$3 016.00, representing the rent arrears up to and including June 30, 2026 and the \$186.00 application filing fee.
2. On or before July 31, 2026, the Tenants shall pay to the Landlord \$4 931.00. This amount represents \$3 016.00 for the amount owing as per paragraph 1 above *and* the July 2026 monthly rent in the amount of \$1 915.00.

3. 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board 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 June 30, 2026.

June 24, 2026
Date Issued

Susan Parsons
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.