



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

File Number: LTB-L-025267-26

In the matter of: 1901, 55 EMMETT AVE
YORK ON M6M2E4

Between: DEVAMM INVESTMENTS IIA LTD. Landlord

And

DENNIS WILLIAMS Tenant

DEVAMM INVESTMENTS IIA LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict DENNIS WILLIAMS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 15, 2026 at 09:00 am.

The Landlord Representative Emily Barbatl and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$8,364.63 for arrears of rent up to June 30, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. Commencing June 30, 2026 and on or before the 30th day of each month until March 30, 2027 - \$800.00; and
 - b. On or before April 30, 2027 - \$364.63.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 2026 to April 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and

evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 24, 2026
Date Issued

Kelly Delaney
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.