



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

File Number: LTB-L-031556-26

In the matter of: UNIT 5, 446 DUNDAS STREET EAST
TORONTO ON M5A 2A8

Between: THEODORUS RALLIS Landlord

and

JIMMY MALISH Tenant

THEODORUS RALLIS (the 'Landlord') applied for an order to terminate the tenancy and evict JIMMY MALISH (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a Hearing scheduled on June 17, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord's Representative Barrington Lue Sang, the Landlord's Agent Meareg Asefa, and the Tenant participated in the mediation. The Tenant received legal advice about this application.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed facts:

- 1) The current rent is \$775.00. It is due on the 1st day of each month.
- 2) The rent arrears owing to June 30, 2026 are \$775.00.
- 3) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 4) The Landlord agrees to provide the Tenant with the name of the Landlord's bank and the Landlord's account number to allow the Tenant to deposit monthly rent directly into the Landlord's bank account.
- 5) The Tenant agrees to pay the lawful rent in full and on time from now on for the duration of the tenancy.

It is ordered on consent of the parties that:

1. The application is amended to correct name of the tenant from Gimmy Malish to Jimmy Malish.
2. The Tenant shall pay to the Landlord \$961.00 on or before June 20, 2026. This amount includes rent arrears owing up to June 30, 2026 and the cost of filing the application.
3. If the Tenant fails to make the payment in accordance with paragraph 2 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 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.
4. This order is in full and final settlement of this application.

June 24, 2026
Date Issued

Denise Hannivan
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.