



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

**File Number:** LTB-L-032504-26

**In the matter of:** 45, 125 BOLD ST  
HAMILTON ON L8P1V2

**Between:** Bold Street Apts. Landlord

**And**

Shamal Dauphin Tenants  
Makayla Dexter

Bold Street Apts. (the 'Landlord') applied for an order to terminate the tenancy and evict Shamal Dauphin and Makayla Dexter (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 18, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's agent, Darren Fink and the Tenant, Makayla Dexter participated in the mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent, including waiving the right to a merit hearing for this application.

**It is ordered on consent that:**

1. The Tenants shall pay to the Landlord \$4,435.00 which represents \$4,249.00 for arrears of rent and costs of \$186.00 for the period ending June 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - \$435.00 on or before June 22, 2026.
  - \$4,000.00 on or before June 30, 2026.

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 paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants breach 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 23, 2026**  
**Date Issued**

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Oluwatobi Abobarin  
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.