



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

File Number: LTB-L-035017-26

In the matter of: 406, 125 Fittons Rd W
Orillia ON L3V7T2

Between: Mariposa Place (Orillia) Non-Profit Homes Corporation Landlord

And

Dazmen Taylor Tenant

Mariposa Place (Orillia) Non-Profit Homes Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Dazmen Taylor (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The application was scheduled to be heard by video conference on June 18, 2026. Before the start of the hearing, the Landlord's Representative, Eric Steinman and the Tenant's Representative Brooke Stewart advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Harriman issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 6, 2026.
2. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. Commencing **July 1, 2026**, the Tenant shall pay the monthly rent on or before the **first (1st)** day of each and every month for a **twelve (12)** month period ending **June 1, 2027**
3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before August 31, September 1, 2026 at 4.00% annually on the balance outstanding.

June 25, 2026
Date Issued

Sarah Harriman
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.