



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

File Number: LTB-L-021755-26

In the matter of: 1827, 2545 SIMCOE ST N
Toronto ON L1L0W3

Between: Dash Property Management Inc. Landlord

And

Maria De Falco Tenant
Tyler Dervent

Dash Property Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Maria De Falco and Tyler Dervent (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on May 19, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord Agents, Mark Lefor and Jake Zerker and the Tenants were present. The Tenants spoke to Duty Counsel prior to mediation.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on February 24, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,390.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.

6. The Tenant received a credit of \$300.00 for the refundable key deposit.
7. The rent arrears owing to February 24, 2026, are \$3,975.92.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$2,390.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the rent deposit, in the amount of \$16.64 is owing to the Tenant for the period from October 27, 2025, to February 24, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 24, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$1,755.28. This amount includes rent arrears owing to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before July 11, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 12, 2026, at 4.00% annually on the outstanding balance.

June 30, 2026
Date Issued

Roxanne Theriault
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.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$4,275.92
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,390.00
Less the amount of the interest on the last month's rent deposit	- \$16.64
Less the amount of the credit that the Tenant is entitled to	- \$300.00
Total amount owing to the Landlord	\$1,755.28