



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

File Number: LTB-L-087576-25

In the matter of: 904, 68 BRAMALEA RD
BRAMPTON ON L6T 0H2

Between: MEDALLION CORPORATION Landlord

And

AGBOOLA ADEMOLU Tenant

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict AGBOOLA ADEMOLU (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 December 18, 2025. Before the start of the hearing, the Landlord's Representative, Paralegal, Lindsay Faria, and the tenant, Agboola Ademolu, advised that the parties had reached an agreement. The Tenant did speak with Duty Counsel prior to the hearing.

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

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. The Tenant has paid to the Landlord the amount of \$186.00 the costs of the application filing fees.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the lawful monthly rent in full on or before the first day of each month starting January 1, 2026, through to and including December 1, 2026.

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.

January 7, 2026

Date Issued

Pauline Brewster

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.