



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

File Number: LTB-L-084543-25

In the matter of: Main Floor, 631 BLAIR CREEK DR
KITCHENER ON N2P0E7

Between: Sayed Shah Landlord

And

Oriowo Musediq Abolanle Tenants
Oluwakemi Semilat Abolanle

Sayed Shah (the 'Landlord') applied for an order to terminate the tenancy and evict Oriowo Musediq Abolanle and Oluwakemi Semilat Abolanle (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on December 22, 2025.

The Landlord, the Landlord's Supporter/Family Member, Khairun Begun, the Landlord's Representative, Vijayand Sood, and the Tenants resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$15,995.00 for arrears of rent up to December 31, 2025 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

1	\$500.00 by January 15, 2026; and \$500.00 by January 22, 2026;
2	\$500.00 by February 15, 2026; and \$500.00 by February 22, 2026;
3	\$500.00 by March 15, 2026; and \$500.00 by March 22, 2026;

4	\$500.00 by April 15, 2026; and \$500.00 by April 22, 2026;
5	\$500.00 by May 15, 2026; and \$500.00 by May 22, 2026;
6	\$500.00 by June 15, 2026; and \$500.00 by June 22, 2026;
7	\$500.00 by July 15, 2026; and \$500.00 by July 22, 2026;
8	\$500.00 by August 15, 2026; and \$500.00 by August 22, 2026;
9	\$500.00 by September 15, 2026; and \$500.00 by September 22, 2026;
10	\$500.00 by October 15, 2026; and \$500.00 by October 22, 2026;
11	\$500.00 by November 15, 2026; and \$500.00 by November 22, 2026;
12	\$500.00 by December 15, 2026; and \$500.00 by December 22, 2026;
13	\$500.00 by January 15, 2027; and \$500.00 by January 22, 2027;
14	\$500.00 by February 15, 2027; and \$500.00 by February 22, 2027;
15	\$500.00 by March 15, 2027; and \$500.00 by March 22, 2027;
16	\$500.00 by April 15, 2027; and
17	\$495.00 by April 22, 2027.

3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing, by the first day of each month, for the period January 1, 2026 to April 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. 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 December 31, 2025.

January 6, 2026

Date Issued

Janice Campbell

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.