



January 5, 2026

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

File Number: LTB-L-087582-25

In the matter of: 913, 68 BRAMALEA RD
BRAMPTON ON L6T0H2

Between: MEDALLION CORPORATION

Landlord

And

OLUWASEYI EMMANUEL MAKINWA

Tenant

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict OLUWASEYI EMMANUEL MAKINWA (the 'Tenant') because:

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

This application was heard by videoconference on December 18, 2025.

The Landlords Legal Representative Lindsay Faria and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and 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.

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 Tenants agrees to pay to the Landlord new rent on time and in full as it comes due and owing for the period January 01, 2026, to December 01, 2026.
3. The Tenant shall also pay the filing fee of \$186.00 on or before February 01, 2026.
4. If the Tenant does not pay the Landlord the full amount owing on or before February 01, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 02, 2026, at 4.00% annually on the balance outstanding.
5. 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 5, 2026

Date Issued

Jennifer Buckminster

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.