



January 6, 2026

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

File Number: LTB-L-085583-25

In the matter of: 405, 205 VODDEN ST E
BRAMPTON ON L6V1M9

Between: MANTLER MANAGEMENT LTD. Landlord

And

PHILOMEMINA OKOBOH Tenants
SAMUEL ESHUN

MANTLER MANAGEMENT LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict PHILOMEMINA OKOBOH and SAMUEL ESHUN (the 'Tenant') because:

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

This application was heard by videoconference on December 16, 2025.

The Landlords Legal Representative Bill Burd and the Tenants 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.

The parties agreed that:

1. The Lawful monthly rent is \$1459.25 and is due on the first day of each month.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet 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. 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 6, 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.