



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

File Number: LTB-L-088386-25 &
LTB-T-051786-25

In the matter of: 4507, 10 YORK ST
TORONTO ON M5J0E1

Between: Del Condominium Rentals Inc. Landlord

And

Imo Ekong Tenant

Del Condominium Rentals Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Imo Ekong (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. **(L1 Application)**

Imo Ekong (the 'Tenant') applied for an order determining that Del Condominium Rentals Inc. (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. **(T2 Application)**

These applications were mediated by videoconference on December 15, 2025.

The Landlord Representative Edwin Sadisivam and the Tenant Imo Ekong attended the hearing.

The parties mutually agreed to resolve all matters at issue in both the applications and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,016.16. It is due on the 1st day of each month.
3. The rent arrears owing to December 31, 2025 are \$2,881.56.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. The Landlord shall waive a total amount of \$1,870.40 from the arrears to resolve the Tenant's T2 application.
6. The amount in paragraph 5 represents \$1,000.00 claimed by the Tenant and a credit to the Tenant of \$870.40 for out-of-pocket expenses.
7. Accordingly, the Tenant owes the Landlord a total of \$1,197.16 through December 31, 2025.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,197.16 for arrears of rent up December 31, 2025 and costs on or before December 17, 2025.
2. If the Tenant fails to make the payment required in paragraph 1 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 14, 2026
Date Issued

Sarah Harriman
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.