



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084730-25

In the matter of: 1703, 2101 ISLINGTON AVE
ETOBICOKE ON M9P3R2

Between: Westwood Management International Landlord

And

Izigbe Evans Osagiede Tenant

Westwood Management International (the 'Landlord') applied for an order to terminate the tenancy and evict Izigbe Evans Osagiede (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 6, 2026. The following parties participated in the mediation: The Landlord's Representative, Marie Galevski, and the Tenant, Izigbe Evans Osagiede.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$4,730.35** which represents the arrears of rent (\$4,544.35) plus costs (\$186.00) for the period ending January 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
January 20, 2026	\$473.00
February 20, 2026	\$473.00
March 20, 2026	\$473.00
April 20, 2026	\$473.00
May 20, 2026	\$473.00
June 20, 2026	\$473.00
July 20, 2026	\$473.00
August 20, 2026	\$473.00
September 20, 2026	\$473.00
October 20, 2026	\$473.35

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing, on or before the 1st day of each month, for the period **February 1, 2026**, to **October 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **January 31, 2026**.

January 9, 2026
Date Issued

Ryan Gacnik
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.