



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086251-25

In the matter of: Unit #1 (Lower), 19 ASCOT AVE
BRAMPTON ON L6T 2P3

Between: Anandie Talfie Landlord

And

Kimaya Malcolm Tenants
Xavier Stanley

Anandie Talfie (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Kimaya Malcolm and Xavier Stanley (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on January 7, 2026 via video teleconference on VC line 114. The Landlord attended. The Tenant Kimaya Malcolm attended and was self-represented. Xavier Stanley the other Tenant in this matter was not in attendance, however Kimaya Malcolm confirmed that she had authority to reach an agreement on behalf of Xavier Stanley.

The parties consented to amendments to the application as follows:

- a) SC Event Essence is removed as a Tenant.
- b) Kimaya Malcolm is added as a Tenant.

The application is amended accordingly.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The total sum of arrears owing up to and including October 31, 2025 (date of termination of the tenancy) as of today's date of January 7, 2026 is \$3,130.54 which includes the application filing fee of \$186.00.

2. On or before January 16, 2026 the Tenants shall pay the full sum of arrears of \$3,130.54 noted in paragraph 1.
3. If the Tenants fail to make the payment of \$3,130.54 as noted in paragraph 2 on or before January 16, 2026, then effective January 17, 2026 any outstanding balances shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.

January 12, 2026

Date Issued

Chris Jackson
Hearing 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.