



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

File Number: LTB-L-091183-25

In the matter of: 1501, 40 CARABOB CRT
SCARBOROUGH ON M1T3N3

Between: PARK PROPERTY MANAGEMENT INC. Landlord

And

Lylie Naomie Sanjo Ngninkeu Tenant
Ebenezer Kenfack

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Lylie Naomie Sanjo Ngninkeu and Ebenezer Kenfack (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on January 15, 2026. The Landlord's representative Anita Sada and the Tenant Lylie Naomie Sanjo Ngninkeu engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,176.75 for arrears of rent up to January 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$500.00 on or before January 16, 2026.
 - b) \$2,261.33 on or before January 23, 2026.
 - c) Starting February 20, 2026, for a period of 5 consecutive months, the Tenant shall make monthly payments of \$735.00 to the Landlord due on or before the 20th of every month.
 - d) The Tenant shall make one last payment of \$740.42 due on or before July 20, 2026.

3. Starting in February 2026, the Tenant shall pay the lawful monthly rent that becomes due **while the arrears are outstanding** no later than the **fifth day** of the month for which the rent is due.
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 20, 2026
Date Issued

Isabelle Bouvier
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.