



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-092729-25

In the matter of: 440B&C, 36 QUEENSTON ST
ST CATHARINES ON L2R2Y9

Between: Queenston Residences Inc Landlord

And

David Inimgba Tenant
Emanuel Inimgba

Queenston Residences Inc (the 'Landlord') applied for an order to terminate the tenancy and evict David Inimgba and Emanuel Inimgba (the 'Tenant') because:

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

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on December 15, 2025. Instead, the Landlord's Legal Representative, Jeff Shabes, and the Tenants engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord new rent on time and in full as it becomes due and owing for the period between January 1, 2026 to December 1, 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.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before January 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

January 16, 2026
Date Issued

Shadiyah Stoute
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.