



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097657-25

In the matter of: 11, 94 KING EDWARD AVE
LONDON ON N5Z3S8

Between: King Edward Apartments Landlord

And

Silas Alozie Johnson Tenant
Chimezirim Temple Adol

King Edward Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Silas Alozie Johnson and Chimezirim Temple Adol (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.
- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on January 13, 2026.

The Landlord's Agent, Manny Bedi and the Tenant, Chimezirim Temple Adol attended the mediation. The parties requested mediation with the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal. The Tenant present confirmed he had the authority to consent on behalf of the Tenant, Silas Alozie Johnson who was not present at the hearing. The parties participated in mediation.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed, the Tenant is at a zero balance of rent arrears as of the mediation date except for the Landlord's filing fee.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$186.00 for the Landlord's filing fee of the application.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule: On or before January 30, 2026.

3. If the Tenant does not pay the Landlord the full amount owing on or before January 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 31, 2026, at 4.00% annually on the balance outstanding.
4. The Tenant shall also pay the Landlord the lawful monthly rent in full and on time, as and when it becomes due and owing for a 22-month period on the 1st day of the month commencing February 1, 2026, up to and including December 1, 2027.
5. If the Tenant fails to comply with the conditions set out in paragraph (4) 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 22, 2026
Date Issued

Tanya Speedie
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.