



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

File Number: LTB-L-086534-25

In the matter of: 1503D-4, 1 COLUMBIA ST W
WATERLOO ON N2L0C8

Between: Centurion Property Associates Inc Landlord

And

Samuel Kabwika Tenant

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Samuel Kabwika (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 22, 2026.

The Landlord's legal representative Robert Rose and the Tenant's mother (and authorized representative) Lilly Mbaka attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,706.00 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:

<u>Arrears Payment Due Date</u>	<u>Arrears Payment Amount</u>
February 15, 2026	\$815.00
March 15, 2026	\$815.00
April 15, 2026	\$815.00
May 15, 2026	\$815.00
June 15, 2026	\$815.00
July 15, 2026	\$815.00

August 15, 2026	\$815.00
September 15, 2026	\$815.00
October 15, 2026	\$186.00

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to October 31, 202, 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 27, 2026

Date Issued

Jeremy Henderson

Member, 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.