



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

File Number: LTB-L-101745-25

In the matter of: 220, 259 DUNLOP ST W
BARRIE ON L4N 4S7

Between: M Residential Real Estate LP Landlord

And

Segun Femi Tenant

M Residential Real Estate LP (the 'Landlord') applied for an order to terminate the tenancy and evict Segun Femi (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

This application was scheduled to be heard by videoconference on January 21, 2026. The Landlord's Representative, paralegal, Kristina Klein, and the Tenant, Segun Femi, attended the Hearing. The Tenant did not seek legal advice prior to the hearing.

At the hearing, the parties engaged 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 that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenant paid the filing fee of \$186.00 to the Landlord.
2. The Tenant has paid to the Landlord all outstanding arrears to January 31, 2026.

On Consent of the parties, it is ordered 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 the lawful monthly rent in full and on time on or before the first day of each month starting March 1, 2026, through to and including February 1, 2027 (12 months).

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.

January 28, 2026

Date Issued

Pauline Brewster

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.