



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

File Number: LTB-L-098990-25

In the matter of: 302, 15 THIRTY THIRD ST
ETOBICOKE ON M8W 3G7

Between: Venier Properties Inc Landlord

and

Muteba Katumba Tenant

Venier Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Muteba Katumba (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 heard by videoconference on January 15, 2026.

The Landlord's representative, Bryan Rubin, and the Tenant attended the hearing.

At the hearing, the parties reached an agreement. The Landlord's representative consented on behalf of the Landlord, and I am satisfied that the Tenant understood the terms of the consent.

Agreed facts:

1. The Tenant owes the Landlord \$496.34 in rent due for the month of January 2026 to be paid as follows:
 - a) \$227.00 by February 1, 2026,
 - b) \$227.00 by March 1, 2026, and
 - c) \$42.34 by April 1, 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 the rent due for the month of January 2026 on or before April 1, 2026. The Tenant shall also pay to the Landlord the lawful monthly rent in full and on time, as it comes due and owing by the 1st day of each month, for the twenty-four (24) month period commencing February 1, 2026 to January 31, 2028.
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 Board 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 fails to pay the Landlord the full amount owing as set out in paragraph 4 of this order on or before April 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 2, 2026 at 4.00% annually on the balance outstanding.

January 30, 2026

Date Issued

Adeela Alvez

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.