



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

File Number: LTB-L-097334-25

In the matter of: LOWER UNIT, 18 PURITAN CRT
STONE CREEK ON L8E4L1

Between: MAFU OJISUA

Landlord

And

OLUWAFEMI AKINFOLARIN
OLUBUNMI OSUNLA

Tenants

MAFU OJISUA (the 'Landlord') applied for an order to terminate the tenancy and evict OLUWAFEMI AKINFOLARIN and OLUBUNMI OSUNLA (the 'Tenant') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

This application was heard by videoconference on January 15, 2026.

The application was scheduled to be heard on January 15, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord and Tenant, Olubunmi Osunla were present. Olubunmi represented on behalf of all Tenants. The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understood the terms of their consent.

It is agreed that:

L1 Application – Non-Payment of Rent

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The lawful rent is \$1,236.00. It is due on the 15th day of each month.
3. The rent arrears owing to January 31, 2026, are \$1,236.00.

It is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenants shall pay to the Landlord \$1,236.00. This amount includes rent arrears owing to January 31, 2026, and the cost of filing the application.
2. The Tenants shall pay to the Landlord the amount in paragraph 1 of this order on or before January 31, 2026.
3. If the Tenants fail to make the payment in accordance with paragraph 2 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

L2 Application – Persistent Late Payment of Rent

4. If the Tenants void the L1 portion of the order in accordance with paragraph 2 above, the tenancy shall continue on the following terms.
5. The Tenancy between the Landlord and the Tenants will continue if the tenants meet the conditions set out below.
6. The Tenants shall pay the Landlord the monthly rent due on or before the 15th day of the month for the period February 15, 2026, to January 15, 2027.
7. If the Tenants fail to make any of the payments in paragraph 6 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenant.

January 27, 2026

Date Issued

Maryam Cooper

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.