



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-102074-25

In the matter of: 318, 835 OXFORD ST
OSHAWA ON L1J3W2

Between: 835 Oxford Inc. Landlord
835 OXFORD INC.

And

Akeemo Onandi Rowe Tenant
Aaliyah Kayhah Bingham

835 Oxford Inc. and 835 OXFORD INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Akeemo Onandi Rowe and Aaliyah Kayhah Bingham (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant failed to meet a condition specified in the order issued by the Board on with respect to application LTB-L-043244-25.

A hearing was held by videoconference on January 6, 2026 to consider this application.

The Landlord's Legal Representative David Ciobotaru, the Tenant Akeemo Onandi Rowe, and the Tenant Aaliyah Kayhah Bingham attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

Agreed facts on consent:

1. The parties agree that order LTB-L-043244-25, issued on September 9, 2025, will be cancelled and replaced with this order.
2. The parties agreed that the Tenant breached a condition of order LTB-L-043244-25, issued on September 9, 2025.
3. The rent arrears owing to January 31, 2026, are \$5,670.32.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

5. The Landlord collected a rent deposit of \$1,563.12 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
6. Interest on the rent deposit, in the amount of \$40.88 is owing to the Tenant for the period from July 31, 2025 to January 20, 2026.

It is ordered on consent that:

1. The previous order issued on September 9, 2025, with respect to LTB-L-043244-25 is cancelled and replaced with the following:
2. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
3. The Tenant may void this order and continue the tenancy by paying to the Landlord \$5,856.32, on or before January 20, 2026. This amount represents the full amount of rent in arrears owing to January 31, 2026, plus costs.
4. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$4,252.32. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
5. If the unit is not vacated on or before January 20, 2026, then starting January 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 21, 2026.
7. If the Tenant does not pay the Landlord the full amount owing on or before January 20, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 21, 2026, at 4.00% annually on the balance outstanding.

February 3, 2026
Date Issued

Kyle Anderson
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.