



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

File Number: LTB-L-076237-25

In the matter of: 2302, 280 WELLESLEY ST E
TORONTO ON M4X1G7

Between: 280 Wellesley Residences Landlord

And

FEB 04, 2026

Popaul Mujangi Tenants
Rose Mujangi

280 Wellesley Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Popaul Mujangi and Rose Mujangi (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants rent; (L2 Application).

This application was scheduled to be heard by videoconference on January 27, 2026.

The Landlord, represented by Charlie Bobrowsky and the Tenants engaged in mediation with Dispute Resolution Officer, Cheryl Lavoie. As a result of the resolution discussion, the parties reached a settlement of all issues arising from the Application up to the date of the hearing.

The parties before the LTB consented to the following order:

The parties agreed that:

1. The Landlord Representative shall send an email to the Landlord regarding the replacement of the kitchen furniture by January 27, 2026.

On consent, it is ordered that:

1. For a period of 12 consecutive months, starting February 1, 2026, the Tenants shall pay the lawful monthly rent to the Landlord in full and on time on or before the first day of each month.
2. The Tenants shall pay to the Landlord \$186.00 for the application filing fee on or before March 1, 2026.
3. If the Tenants fail to comply with the conditions set out in paragraph 1 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 Tenants. 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 Tenants.

February 04, 2026

Date Issued

Cheryl Lavoie

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.