



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

File Number: LTB-L-097264-25

In the matter of: 301, 444 PARK ST W
WINDSOR ON N9A5V3

Between: 444 PARK STREET HOLDINGS CORP. Landlord

And

CHISMO CHIFUKWA Tenants
BRICE TALBOT

444 PARK STREET HOLDINGS CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict CHISMO CHIFUKWA and BRICE TALBOT (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 29, 2026. The Landlord's legal representative, Angie Gravelle and the Tenants attended the hearing.

The parties resolved the matter directly and requested an order on consent. I am satisfied that parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$2,911.00 which represents \$2,725.00 for arrears of rent and costs of \$186.00 for the period ending January 31, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$700.00 on or before the 25th day of each month in 4 equal payments commencing February 25, 2026, up to and including May 25, 2026.
 - \$111.00 on or before June 25, 2026.
3. On or before February 28, 2026, the Tenants shall pay to the Landlord the lawful monthly rent due for February 2026.
4. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March 1, 2026, to June 1, 2026, or until the arrears are paid in full, whichever date is earliest.

5. If the Tenants fail to make any one of the payments in accordance with 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.

February 3, 2026
Date Issued

Oluwatobi Abobarin
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.