



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097356-25

In the matter of: 214, 38 ABELL ST
TORONTO ON M6J0A2

Between: ANPHI Affordable Homes Inc Landlord

and

Kobena Acquaaah-Harrison Tenant

ANPHI Affordable Homes Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Kobena Acquaaah-Harrison (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on January 29, 2026. Instead, the Landlord's Agent Melanie Baker, the Tenant and the Tenant's Legal Representative Christopher Karas participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The Landlord is waiving reimbursement of the \$186.00 application filing fee.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$2,922.84 for arrears of rent up to January 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$260.00 monthly, on or before the 20th day of each month for 11 months, beginning February 2026 up to and including December 2026
 - \$62.84 on or before January 20, 2027
3. The Tenant shall pay the lawful monthly rent for February 2026 in full, on or before February 3, 2026.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from March 2026 to January 2027, or until the arrears are paid in full, whichever date is earliest.

5. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

February 3, 2026

Date Issued

Lindsay Phomin

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.