



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096091-25

In the matter of: 1210, 46 PANORAMA CRT
ETOBICOKE ON M9V4A4

Between: H&R Property Management Ltd. Landlord

And

Michael Suleman Tenant
Friday Kpemerendu

H&R Property Management Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Suleman and Friday Kpemerendu (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 4, 2026.

The Landlords representative Mr. Ciobotaru and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$5,767.89** for arrears of rent and costs up to **February 28, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

(a) February 15, 2026	-	\$1,449.89 payment;
(b) February 20, 2-26	-	\$1,033.00 payment;
(c) March 20, 2026	-	\$1,033.00 payment;
(d) April 20, 2026	-	\$1,033.00 payment;
(e) May 20, 2026	-	\$1,030.14 final payment.
3. The Tenant 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**, until the arrears are paid in full.
4. 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 paragraphs 1, 2, 3, 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 **February 28, 2026**.

February 5, 2026

Date Issued

Suzy Franklyn

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.