



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

File Number: LTB-L-001777-26

In the matter of: 2101, 36 Park Lawn Road, Toronto, ON M8V
0E5
TORONTO ON M8V0E5

Between: DHARM JAIN Landlord
HANSA DEEP

And

Makoumba (Aricia) Mulumba Tenant

DHARM JAIN and HANSA DEEP (the 'Landlord') applied for an order to terminate the tenancy and evict Makoumba (Aricia) Mulumba (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 30, 2026. The following parties participated in the mediation: The Landlord, Dharm Jain, and the Tenant, Makoumba (Aricia) Mulumba.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. On or before February 15, 2026, the Tenant shall pay to the Landlord **\$3,426.25** which represents the arrears of rent (\$3,240.25) plus costs (\$186.00) for the period ending February 28, 2026.
2. If the Tenant fails to make the payment 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 **February 28, 2026**.

February 5, 2026
Date Issued

Ryan Gacnik
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.