



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

**File Number:** LTB-L-105027-25

**In the matter of:** 24 STOKES RD  
BRAMPTON ON L6Y4V2

**Between:** Victoria Park Community Homes Landlord

**And**

Airat Erebowale Tenant  
Oluwafemi Erebowale

Victoria Park Community Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Airat Erebowale and Oluwafemi Erebowale (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 5, 2026.

Cheryl Lebel appeared as agent for the Landlord. Airat Erebowale appeared on behalf of both Tenants and was self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$380.00 for arrears of rent up to February 28, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a) \$380.00 on or before February 20, 2026.
3. 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 February 31, 2026.

**February 12, 2026**  
**Date Issued**

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**Andrew Rowell**  
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.