



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: One225 York Mills Apartments Limited v Samurah, 2026 ONLTB 14017

Date: 2026-02-18

File Number: LTB-L-089422-25-RV

In the matter of: 709, 1225 YORK MILLS RD
Toronto ON M3A0A6

Between: One225 York Mills Apartments Limited Landlord

And

Lamin Samurah Tenant

Review Order

One225 York Mills Apartments Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Lamin Samurah (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-089422-25 issued on January 12, 2026.

On January 16, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 19, 2026, interim order LTB-L-089422-25-RV-IN was issued, staying the order issued on January 12, 2026.

This review request was heard by videoconference on February 9, 2026.

The Landlord's legal representative, F. McGregor and the Tenant attended the hearing.

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

Agreed Facts:

1. The Tenant has paid the Landlord's \$186.00 cost of filing the application on January 27, 2026.

On consent, it is ordered that:

1. The request to review order LTB-L-089422-25 issued on January 12, 2026, is granted.
2. Orders LTB-L-089422-25 issued on January 12, 2026, and interim order LTB-L-089422-25-RV-IN issued on January 19, 2026, are both cancelled. They are replaced by the following order.
3. Commencing March 2026, and continuing each month for a 12 month period, up to and including February 2027, the Tenant shall pay the monthly rent when it is due, no later than the first day of each of those months, respectively.
4. If the Tenant fails to comply with the condition set out in paragraph #3 of this order, the Landlord may apply under section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

February 18, 2026
Date Issued

Nancy Morris
Member, 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.