Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-101522-25

In the matter of: 307, 15 ORTON PARK RD
SCARBOROUGH ON M1G3G3

Between: DPA Developments Inc care of Bert F. Grant Management Ltd and Upperside Apartments Ltd. — Landlords

And

Lylie Naomie Sanjo Ngninkeu — Tenant

The application is amended to add Upperside Apartments Ltd. as a party to the matter; and, to reflect the proper name of the Tenant.

DPA Developments Inc care of Bert F. Grant Management Ltd and Upperside Apartments Ltd. (the 'Landlords') applied for an order to terminate the tenancy and evict Lylie Naomie Sanjo Ngninkeu (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 11, 2026.

The Landlords' Representative, Jeff Shabes, the Landlords' Agent, Jana Komisar, and the Tenant resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006.*

I was satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlords $2,335.90 for arrears of rent up to February 28, 2026 and costs.

2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

    i) $300.00 by March 16, 2026;

ii) $300.00 per month, for 6 consecutive months, by the 16th day of each month, from April 16, 2026 to September 16, 2026; and

iii) $235.90 by October 16, 2026.

3. The Tenant shall also pay to the Landlords new rent on time and in full as it comes due and owing, by no later than the 4th day of each month, for the rental periods from March 1, 2026 to October 1, 2026, or until the arrears are paid in full, whichever date is earliest.

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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 18, 2026
Date Issued

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Janice Campbell
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.