



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098158-25

In the matter of: 602, 2550 KINGSTON RD
SCARBOROUGH ON M1M1L7

Between: WJ Properties Landlord

And

Paul Asongwe Ngu Tenant

WJ Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Asongwe Ngu (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on February 12, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Emily Barbati, and the Tenant were present. The Tenant did not meet with Tenant Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

- The total arrears and costs reflected in this Consent Order do **not** include an online payment in the amount of **\$1,163.77**, which the Tenant asserts was made. The Landlord was unable to verify receipt of this payment, and therefore it has not been applied to the Tenant's account.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,076.23. This amount represents \$890.23 for arrears of rent up to February 28, 2026, and \$186.00 for the application filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before February 18, 2026.
3. 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 pays any new arrears, NSF fees and related charges that become owing after February 28, 2026.

February 19, 2026
Date Issued

Nancy Fahlgren
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.