



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-102464-25

In the matter of: 522, 500 WILSON AVE
NORTH YORK ON M3H0E5

Between: PHANI KUMAR GUDA Landlord

And

AKINWUNMI JONES Tenant

PHANI KUMAR GUDA (the 'Landlord') applied for an order to terminate the tenancy and evict AKINWUNMI JONES (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 17, 2026.

The Landlords representative Ms. Povargo and the Tenant attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$6,886.00** for arrears of rent and costs up to **February 28, 2026**.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - (a) Effective March 15, 2026, and on or before the 15th day of each consecutive month, for a period of 10 consecutive months, the Tenant will pay an additional \$688.60 per month representing arrears and filing fees.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **March 1, 2026**, until the arrears are paid in full.
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 Landlord pursuant to paragraphs 1,2,3, 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 19, 2026

Date Issued

Suzy Franklyn

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.