



**Order under Subsections 31, 87(1) and 135
Residential Tenancies Act, 2006**

File Number: LTB-L-106200-25
LTB-T-090473-25

In the matter of: 302, 316 KING ST N
WATERLOO ON N2J2Z2

Between: Milestone Developments Canada Landlord

And

Uyai Onyemaechi Tenant

Milestone Developments Canada (the 'Landlord') applied for an order requiring Uyai Onyemaechi (the 'Tenant') to pay the rent that the Tenant owes.

The parties attended a hearing on February 26, 2026, by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Diego Fernandez-Stoll.

The Landlord's agents Ghaith Al Nihlawi and Lily Xu, the Tenant Uyai Onyemaechi and the Tenant's legal representative Shaun Harvey, participated in the mediation.

In mediation the parties agreed to resolve all matters raised in the Landlord's application and the parties agreed to also resolve the Tenant's T1/T2 Application(s) under file number LTB-T-090473-25 for an order determining that the Landlord collected or retained money illegally (T1 Application) and for an order determining the Landlord entered the rental unit illegally and/or substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household (T2 Application), which was pending before the Board.

The parties agreed to resolve all matters raised in the applications and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The tenancy was terminated on September 30 ,2025.
2. The lawful monthly rent was \$640.00.
3. The Landlord is holding a key deposit in the amount of \$200.00

4. The Tenant's' last month rent deposit and all accrued interest was applied to the rent for September 2025, leaving only the rent for August 2025 outstanding.
5. The key deposit will be applied to the rent that is due for August 2025 leaving a balance payable of \$440.00 (\$640.00-\$200.00).
6. The Landlord agrees to remove any negative credit reporting for the Tenant from the credit unions (Transunion and Equifax).
7. Any payments to be made by the Landlord to the Tenant can be made by e-transfer to:
info@hrsproperty.com

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$440.00. This amount includes rent arrears owing up to September 30, 2025, less the rent deposit and key deposit.
2. The Tenant shall pay to the Landlord the amount in paragraph 1 in accordance with the following schedule:
 - a) \$110.00 payable on or before April 1, 2026
 - b) \$110.00 payable on or before May 1, 2026
 - c) \$110.00 payable on or before June 1, 2026
 - d) \$110.00 payable on or before July 1, 2026
3. If the Tenant fails to make any one of the payments in accordance with paragraph 2 of this order, the outstanding balance shall become immediately due and payable, and the Tenant will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

March 6, 2026
Date Issued

Diego Fernandez-Stoll
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.