



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-108273-25

In the matter of: 504, 4750 Jane St.
North York, ON M3N 2W4

Between: 1351895 Ontario Limited Landlord

And

Leah Namulondo Tenants
Denis Mugenyi

1351895 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Leah Namulondo and Denis Mugenyi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 5, 2026, by video conference, at which time the parties decided to participate in LTB facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's Representative, Patricia Marshall, attended the hearing. The Tenant, Leah Namulondo, was present on behalf of both Tenants.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the terms of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$7,375.38 for arrears of rent up to March 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$2,500.00 on or before March 5, 2026.
 2. \$2,500.00 on or before March 16, 2026.
 3. \$2,375.38 on or before March 31, 2026.
3. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of

the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 10, 2026
Date Issued

Kevin Kordahi

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.