



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

File Number: LTB-L-106471-25

In the matter of: 109, 30 ST DENNIS DR
NORTH YORK ON M3C 1G4

Between: 30-32-34 ST. DENNIS DRIVE LTD. Landlord

And

OLGA UKACHUKVU Tenant

30-32-34 ST. DENNIS DRIVE LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict OLGA UKACHUKVU (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 10, 2026.

The Landlord's Representative, Emily Barbaty and the Tenant, Olga Ukachukvu attended the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1,304.91 for arrears of rent up to March 31, 2026, and this includes the Landlord's filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before April 5, 2026, \$600.00.
 - b) On or before May 5, 2026, \$600.00.
 - c) On or before June 1, 2026, \$104.91.
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 April 1, 2026 to June 30, 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 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 pay any new arrears, NSF fees and related charges that became owing after March 31, 2026.

March 16, 2026
Date Issued

Tanya Speedie
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.