



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

File Number: LTB-L-000458-26

In the matter of: 1413, 31 TIPPETT RD
NORTH YORK ON M3H0C8

Between: Lin Lam Landlord

And

Kelikume Odigwe Tenant

Lin Lam (the 'Landlord') applied for an order to terminate the tenancy and evict Kelikume Odigwe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on March 11, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord and the Tenant were present. Prior to mediation, the Tenant utilized the services of Tenant Duty Counsel.

The parties agreed that:

1. The rent arrears owing to March 31, 2026, are \$9,650.00.
2. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the Landlord \$9,836.00 for arrears of rent up to March 31, 2026, and costs.
2. The Tenant shall pay the amount set out in paragraph 1 of this order in accordance with the following schedule:
 - \$1,640.00 on or before the 20th day of each month, for a period of 5-months, commencing July 20, 2026, up to and including November 20, 2026; and,
 - A final payment of \$1,636.00 on or before December 20, 2026, to satisfy the arrears.

3. The lawful rent for April 2026 shall be paid in accordance with the following schedule:
 - \$550.00 on or before April 03, 2026;
 - \$550.00 on or before April 10, 2026;
 - \$550.00 on or before April 17, 2026; and
 - \$550.00 on or before April 24, 2026.
4. The lawful rent for May 2026 shall be paid in accordance with the following schedule:
 - \$550.00 on or before May 01, 2026;
 - \$550.00 on or before May 08, 2026;
 - \$550.00 on or before May 15, 2026; and
 - \$550.00 on or before May 22, 2026.
5. The lawful rent for June 2026 shall be paid in accordance with the following schedule:
 - \$550.00 on or before June 05, 2026;
 - \$550.00 on or before June 12, 2026;
 - \$550.00 on or before June 19, 2026; and
 - \$550.00 on or before June 26, 2026.
6. 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 03, 2026, to December 01, 2026, or until the arrears are paid in full, whichever date is earliest.
7. 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 19, 2026
Date Issued

Adam Rogers
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.