



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

File Number: LTB-L-105335-25

In the matter of: 2120, 700 KING ST
LONDON ON N5W0A6

Between: MEDALLION CORPORATION

Landlord

And

Emmanuel Itua Imumonlen

Tenant

MEDALLION CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict Emmanuel Itua Imumonlen (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. The Landlord was represented by Marija Jelic and the Tenant was present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. 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 that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The Tenant states he vacated the rental unit on November 28, 2025. Rent arrears are calculated up to that date
- d. The lawful rent was \$1,814.24. The rent was due on the 1st day of each month.
- e. The rent arrears owing by the Tenant up to and including November 28, 2025, including the application filing fee, less the rent deposit and interest due on the deposit are \$704.68.
- f. The Tenant will pay the rent arrears to the Landlord on or before April 11, 2026, through guaranteed funds.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 28, 2025, the date the Tenant states he moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$704.68. This amount includes rent arrears owing up to the date the Tenant states he moved out of the rental unit and the cost of filing the application with the rent deposit and interest deducted.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 11, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 12, 2026, at 4.00% annually on the balance outstanding.
4. The Landlord has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

March 18, 2026
Date Issued

Helen Giannini
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.