



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100646-25

In the matter of: 1207, 180 CHALKFARM DR
TORONTO ON M3L2H8

Between: GREENBOARD HOLDINGS LTD

Landlord

And

NORMAN BENNETT
BLESSING IBHADE NDUKA

Tenants

GREENBOARD HOLDINGS LTD (the 'Landlord') applied for an order to terminate the tenancy and evict NORMAN BENNETT and BLESSING IBHADE NDUKA (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully caused undue damage to the premises.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

GREENBOARD HOLDINGS LTD (the 'Landlord') also applied for an order requiring NORMAN BENNETT and BLESSING IBHADE NDUKA (the 'Tenants') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was heard by videoconference on March 16, 2026. An employee of the Landlord Mariela Tamayo and the Landlord's legal representative Geoff Paine attended the hearing. The Tenant Norman Bennett attended the hearing on behalf of both Tenants.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The amount for damages (\$4,508.70) plus the application filing fee (\$186.00) totals \$4,694.70 which shall be paid to the Landlord as follows:
 - a) \$250.00 per month for 18 months. The Tenant shall pay to the Landlord \$250.00 on **March 26, 2026**;
 - b) Then \$250.00 per month shall be paid on the 20th day of each month; and
 - c) One final payment of \$194.70 due on the 20th day of the month.

3. If the Tenants fail to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

March 20, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.