



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

File Number: LTB-L-109385-25

In the matter of: 22 LIMNOS LANE
STITTSVILLE ON K2S 0V5

Between: Olukayode Adegboyega Landlords
Shileola Adegboyega

and

Sarah Lowe Tenant

Olukayode Adegboyega and Shileola Adegboyega (the 'Landlords') applied for an order to terminate the tenancy and evict Sarah Lowe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing scheduled on March 18, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

Landlord Olukayode Adegboyega and the Tenant participated in the mediation. The Tenant did not receive legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) There may an issue with the service of the Landlords' Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) that could affect outcomes at a Merits Hearing, but parties are aware of this and still wish to move forward with this Order on Consent.
- 2) As of the hearing date, the Tenant was still in possession of the rental unit.
- 3) The rent increased to \$2,665.00 on February 15, 2026. It is due on the 15th day of each month.
- 4) The Tenant has paid \$7,530.00 to the Landlords since the application was filed.
- 5) The rent arrears owing to April 14, 2026 are \$4,600.00.

- 6) The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlords \$4,786.00. This amount includes rent arrears owing up to April 14, 2026 and the cost of filing the application.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
April 1, 2026	\$398.83
May 1, 2026	\$398.83
June 1, 2026	\$398.83
July 1, 2026	\$398.83
August 1, 2026	\$398.83
September 1, 2026	\$398.83
October 1, 2026	\$398.83
November 1, 2026	\$398.83
December 1, 2026	\$398.83
January 1, 2027	\$398.83
February 1, 2027	\$398.83
March 1, 2027	\$398.87

3. The Tenant shall also pay to the Landlords new rent in full and on time for the period April 15, 2026 to March 15, 2027, or until the arrears have been 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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 April 14, 2026.
5. This order on consent is in full and final settlement of this application.

March 25, 2026
Date Issued

 Denise Hannivan
 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.