



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

File Number: LTB-L-003901-26

In the matter of: 3276 CRYSTAL DR
OAKVILLE ON L6M5S9

Between: Olugbenga Adetunji Landlord

And

Ryan Counsell Tenants
Jessica Spurrell

Olugbenga Adetunji (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Counsell and Jessica Spurrell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 18, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions. The parties advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. However, the matter did not proceed before the Member or a Dispute Resolution Officer on March 18, 2026 and was adjourned.

The matter was subsequently referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Atta Choudhry, and the Tenant, Ryan Counsell for the Tenants, were present at the meeting held on March 23, 2026.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The current lawful rent is \$4,050.00. It is due on the first day of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$20,436.00. This amount represents \$20,250.00 for arrears of rent up to March 31, 2026, and \$186.00 for the application filing fee.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2,000.00 on or before April 1, 2026;
 - \$1,500.00 on or before the 15th day of each month for the twelve (12) month period from April 15, 2026 to March 15, 2027;
 - \$436.00 on or before April 15, 2027.
3. The Tenants shall also pay to the Landlord new rent in full and on time, as and when it comes due on the 1st day of each month, for the period from April 1, 2026 to April 30, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that become owing after March 31, 2026.

March 30, 2026

Date Issued

Nancy Fahlgren

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.