



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

File Number: LTB-L-005034-26

In the matter of: 503, 311 CENTRAL AVE
LONDON ON N6B2E1

Between: MillDon Enterprises Ltd. Landlord

And

Oluwatosin Adebola Tenant

MillDon Enterprises Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict Oluwatosin Adebola (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 23, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal Representative Frannie Simms and the Tenant Oluwatosin Adebola participated in the mediation. The Tenant didn't speak to Tenant Duty Counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on Consent that:

1. The Tenant shall pay to the Landlord \$2,036.00 which represents the arrears of rent and costs (\$186.00) outstanding for the period ending March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$700.00 on or Before March 31, 2026.
 - b) \$668.00 on or Before April 30, 2026.
 - c) \$668.00 on or Before May 31, 2026.

3. The Tenant shall also pay the Landlord the rent in full and on time, on or before the first day of each corresponding month for the months of April 2026 to May 2026, or until there are no arrears owing, whichever comes first.
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 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 31, 2026
Date Issued

Monique Browne
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.