



**Amended Order
Order under Section 69
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Procedures Act**

File Number: LTB-L-061022-25-AM

In the matter of: 0506, 135 YORK ST
OTTAWA ON K1N5T4

Between: **Akelius Canada LTD.** Landlord

And

Sampson Uche Benny Tenant

This amended order is issued to correct a clerical order in the original order issued on October 15, 2025. The amended order is being issued to clerically amend the Landlord's name. Confirmation of the change in the Landlord was posted to the Board's Portal from Hazelview Property Services Inc. to Akelius Canada Ltd. The amendments have been bolded and underlined for easy reference. The rest of the order remains unchanged.

Akelius Canada LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict Sampson Uche Benny (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 October 6, 2025. The Landlord was represented by Sabrina Marchionne 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). The Tenant did not void the notice by paying the amount

of rent arrears owing by the termination date in the notice or before the day the application was filed.

- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. The lawful rent is \$1,321.22. The rent is due on the 1st day of each month.
- d. The rent arrears owing by the Tenant up to and including October 31, 2025, including the \$186.00 application filing fee are \$6,657.94.

It is ordered on consent that:

- 1. The Tenant shall pay to the Landlord \$6,657.94 for arrears of rent up to October 31, 2025, including the application filing fee.
- 2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date of Payment	Payment Amounts
October 20, 2025	\$1,321.22
November 20, 2025	\$700.00
December 31, 2025	\$4,636.72

- 3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period, of and including November 1, 2025, to December 1, 2025, or until the arrears are 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 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 October 31, 2025.

October 15, 2025
Date Order Issued

April 1, 2026
Date Order
Amended

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.