



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005865-26

In the matter of: 1804, 260 WELLESLEY ST E
TORONTO ON M4X1G6

Between: 260 Wellesley Residences Landlord

And

Kato Kalibbala Tenants
Ronald Lubowa

260 Wellesley Residences (the 'Landlord') applied for an order to terminate the tenancy and evict Kato Kalibbala and Ronald Lubowa (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 26, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Ryan Gacnik.

The Landlord's Legal Representative, Charlie Bobrowsky, and Tenant, Ronald Lubowa on behalf of the other Tenant, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$470.68 for arrears. This amount represents \$284.68 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:
 - \$156.89 on or before April 7, 2026
 - \$156.89 on or before May 7, 2026
 - \$156.89 on or before June 1, 2026
3. The Tenants shall pay the lawful monthly rent for April 2026, and May 2026, on or before the 7th day of the said months.

The Tenants shall also pay to the Landlord new rent on time and in full as it comes due on June 1, 2026, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenants 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 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 became owing after March 31, 2026.

April 1, 2026
Date Issued

Ryan Gacnik
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.