



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105652-25

In the matter of: 298 RIMMINGTON DR
OAKVILLE ON L6H3N5

Between: Birch Housing (inter Faith Homes Corporation) Landlord

And

Monsoni Ngambany Tenant

Birch Housing (inter Faith Homes Corporation) (the 'Landlord') applied for an order to terminate the tenancy and evict Monsoni Ngambany (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on April 2, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Hunter Stone, the Landlord's Agent, Sean Pugh, the Tenant's support person, Janelle Mbikayi, and the Tenant participated in the mediation. The Tenant also consulted with Tenant Duty Counsel prior to mediation.

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

It is ordered on consent that:

L1 Application

1. The Tenant shall pay to the Landlord \$700.00 which represents arrears of rent and the filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$100.00	On or before the 20th day of each month for 7 months from <u>May 20, 2026 to November 20, 2026</u>

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 May 1, 2026 to November 1, 2026, 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 paragraphs 2 or 3 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 April 30, 2026.

L2 Application

5. The Tenant **shall also pay to the Landlord \$5380.06** which represents outstanding utility bill charges owing by the Tenant.
6. The Tenant shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$153.34	On or before the 20th day of each month for 7 months from <u>May 20, 2026 to November 20, 2026</u>
\$253.34	On or before the 20th day of each month for 16 months from <u>December 20, 2026 to March 20, 2028</u>
\$253.24	On or before April 20, 2028

7. For a period of 24 months starting May 20, 2026 until and including April 20, 2028, the Tenant **shall also pay** the utilities bills as they become due to the provider. If the utilities bills become delinquent, the Landlord will provide the Tenant with notice of any outstanding utilities bills. Within 7 days of the Tenant receiving the notice from the Landlord regarding the outstanding utilities bills, the Tenant shall pay the outstanding utilities bills to the Landlord.
8. If the Tenant fails to make any one of the payments in accordance with paragraphs 6 or 7 this order, 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.

April 8, 2026
Date Issued

 Monica Dairo
 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.