



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

File Number: LTB-L-006349-26

In the matter of: 710, 60 CONWAY DR
LONDON ON N6E2Y3

Between: BOARDWALK GENERAL PARTNERSHIP Landlord

And

JEYLANI MUMIN Tenant

BOARDWALK GENERAL PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict JEYLANI MUMIN (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was heard by videoconference on April 1, 2026.

The Landlord's Agents, Tzuying Peng and Anlly Gallego, and the Tenant resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

L1 Application – Non-Payment of Rent

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The rent arrears owing to April 30, 2026 are \$2,906.68.

4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

L2 Application – Persistent Late Payment of Rent

5. The rent is due on the 1st day of each month.

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$3,092.68 for arrears of rent up to April 30, 2026 and costs.
2. The Tenant shall pay the amount set out in paragraph 1 by April 23, 2026.
3. If the Tenant fails to pay the full amount owing to the Landlord by April 23, 2026, 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 – Persistent Late Payment of Rent

4. If the Tenant voids the L1 portion of the order in accordance with paragraph 2 above, the tenancy shall continue on the following terms.
5. The Tenant shall pay the Landlord the monthly rent due on or before the first day of the month for the 12-month period from May 1, 2026 to April 1, 2027.
6. If the Tenant fails to make any one of the payments in paragraph 5 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

April 10, 2026
Date Issued

Janice Campbell
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.