



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

File Number: LTB-L-009191-26

In the matter of: #713, 20 GRAYDON HALL DR
NORTH YORK ON M3A2Z9

Between: DEVONSHIRE PROPERTIES INC. Landlord

And

Olakunle Henry Awonusi
Blessing Ese Nwokoma Tenants
Ronalyne Mostoles

DEVONSHIRE PROPERTIES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Olakunle Henry Awonusi, Blessing Ese Nwokoma and Ronalyne Mostoles (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on April 8, 2026.

The Landlord's Legal Representative, Sarah Teal, and the Tenant, Olakunle Henry Awonusi, attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 8, 2026.
2. The Tenants will return the rental unit's keys to the Landlord's property management office by 4 p.m. on April 8, 2026.
3. The Tenants shall pay to the Landlord \$7,909.44 for arrears of rent up to April 8, 2026, NSF charges and costs.
4. While the \$7,909.44 identified in paragraph 3 is immediately due, the Tenants indicated that they intend to pay it as follows:
 - a) April 30, 2026 - \$2,000.00;

- b) May 31, 2026 - \$2,000.00;
 - c) June 30, 2026 - \$2,000.00; and
 - d) July 31, 2026 - \$1,909.44.
5. If the Tenants do not pay the Landlord the full amount owing on or before April 8, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 9, 2026 at 4.00% annually on the balance outstanding.
 6. If the unit is not vacated on or before April 8, 2026, then starting April 9, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 7. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 9, 2026.

April 13, 2026
Date Issued

Curtis Smith
Member, 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.