



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008034-26

In the matter of: 134, 5 VALLEY WOODS RD
TORONTO ON M3A2R4

Between: Ranee Management Landlord

And

Davis Devon Anthony Tenants
Valerie Nontsikelelo

Ranee Management (the 'Landlord') applied for an order to terminate the tenancy and evict Davis Devon Anthony and Valerie Nontsikelelo (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on April 14, 2026.

The Landlord's Legal Representative, Amy McCue attended the hearing.

The Tenant, Valerie Nontsikelelo attended the hearing and appeared on behalf of the other Tenant. The Tenant spoke to Tenant Duty Counsel prior to the hearing.

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 consequences of the joint submission.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$14,121.38 for arrears of rent up and filing fee up to April 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$650.00 on or before May 21, 2026
 - \$650.00 on or before June 21, 2026
 - \$650.00 on or before July 21, 2026
 - \$650.00 on or before August 21, 2026
 - \$650.00 on or before September 21, 2026
 - \$650.00 on or before October 21, 2026
 - \$852.00 on or before November 21, 2026
 - \$852.00 on or before December 21, 2026

- \$852.00 on or before January 21, 2027
 - \$852.00 on or before February 21, 2027
 - \$852.00 on or before March 21, 2027
 - \$852.00 on or before April 21, 2027
 - \$852.00 on or before May 21, 2027
 - \$852.00 on or before June 21, 2027
 - \$852.00 on or before July 21, 2027
 - \$852.00 on or before August 21, 2027
 - \$852.00 on or before September 21, 2027
 - \$849.38 on or before October 21, 2027
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period May 2026 to October 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenant's 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 April 30, 2026.

April 21, 2026
Date Issued

Trish Carson
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.