



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011220-26

In the matter of: 208, 012 AUBURNDALE CRT
ETOBICOKE ON M9W3T9

Between: Equiton Residential Income Fund LP Landlord

And

Peter Waweru Tenants
Ann Bosire

Equiton Residential Income Fund LP (the 'Landlord') applied for an order to terminate the tenancy and evict Peter Waweru and Ann Bosire (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 Agent, Laveena Sansal, and the Tenant, Peter Waweru, attended the hearing. The Tenant did not meet with 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 their consent.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord \$6,317.28 for arrears of rent up to April 30, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before the 15th of each month starting from May 15, 2026, to April 15, 2027 \$500.00
 - b) On or before May 15, 2027 \$317.28

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 1, 2026, to May 31, 2027**, 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 **April 30, 2026**.

April 17, 2026

Date Issued

Sheena Brar

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.