



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-090805-25-RV

In the matter of: 1105, 8 CUMBERLAND ST
TORONTO ON M4W0B6

Between: Beilei Zhou Landlord

And

Ibrahim Adekale Tenant

Beilei Zhou (the 'Landlord') applied for an order to terminate the tenancy and evict Ibrahim Adekale (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. This application was originally heard by videoconference on February 10, 2026. The Landlord attended the hearing.

This application was resolved by order LTB-L-090805-25 issued on February 18, 2026.

On March 2, 2026, the Ibrahim Adekale requested a review of the order.

On March 4, 2026, interim order LTB-L-090805-25-RV-IN was issued, staying the order issued on February 18, 2026.

Mediation was held on April 16, 2026. The following parties participated in the mediation: The Landlord's agent, Weimin Gu, the Landlord, Beilei Zhou, and the Tenant, Ibrahim Adekale.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The request to review order LTB-L-090805-25 issued on March 4, 2026 is granted.
2. Order LTB-L-090805-25 issued on February 18, 2026 is cancelled and replaced by the following:
3. The Tenant shall pay to the Landlord **\$17,846.00** which represents the arrears of rent (\$17,500.00) plus costs (\$186.00) and NSF charges (\$160.00) for the period ending April 30, 2026.

4. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

<u>Date Payment Due</u>	<u>Amount of Payment</u>
May 1, 2026	\$ 500.00
June 1, 2026	\$ 2,000.00
July 1, 2026	\$ 2,000.00
August 1, 2026	\$ 2,000.00
September 1, 2026	\$ 2,000.00
October 1, 2026	\$ 2,000.00
November 1, 2026	\$ 2,000.00
December 1, 2026	\$ 2,000.00
January 1, 2027	\$ 2,000.00
February 1, 2027	\$ 1,346.00

5. 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 February 1, 2027**, or until the arrears are paid in full, whichever date is earliest.
6. If the Tenant 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 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**.

April 22, 2026
Date Issued

 Ryan Gacnik
 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.