



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

File Number: LTB-L-104505-25-RV

In the matter of: 42, 65 CENTRE ST
LONDON ON N6J1T4

Between: M. F. Arnsby Property Management Landlord

And

Lydia Obodoekwe Tenant

M. F. Arnsby Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Lydia Obodoekwe (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was originally heard by videoconference on February 23, 2026. The Landlord attended the hearing.

This application was resolved by order LTB-L-104505-25 issued on February 25, 2026.

On March 4, 2026, Lydia Obodoekwe requested a review of the order.

On March 5, 2026, interim order LTB-L-104505-25 -RV-IN was issued, staying the order issued on February 23, 2026.

Mediation was held on April 16, 2026. The following parties participated in the mediation: The Landlord's representative, Kundai Govereh, and the Tenant, Lydia Obodoekwe.

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-104505-25 issued on March 4, 2026 is granted.
2. Order LTB-L-104505-25 issued on February 25, 2026 is cancelled and replaced by the following:
3. The Tenant shall pay to the Landlord **\$2,264.00** which represents the arrears of rent (\$1,988.00) plus costs (\$186.00) and NSF charges (\$90.00) 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 20, 2026	\$ 150.00
June 20, 2026	\$ 150.00
July 20, 2026	\$ 150.00
August 20, 2026	\$ 150.00
September 20, 2026	\$ 150.00
October 20, 2026	\$ 150.00
November 20, 2026	\$ 150.00
December 20, 2026	\$ 150.00
January 20, 2027	\$ 150.00
February 20, 2027	\$ 150.00
March 20, 2027	\$ 150.00
April 20, 2027	\$ 150.00
May 20, 2027	\$ 150.00
June 20, 2027	\$ 150.00
July 20, 2027	\$ 150.00
August 20, 2027	\$ 14.00

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 August 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.