



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

File Number: LTB-L-010876-26

In the matter of: 1629 GOWLING TERR
MILTON ON L9T5J6

Between: Joseph Aghalugboba Adams
Uwaila Adams

Landlords

And

Celine Marie Sukhra
Steven Edward Billson

Tenants

Joseph Aghalugboba Adams and Uwaila Adams (the 'Landlords') applied for an order to terminate the tenancy and evict Celine Marie Sukhra and Steven Edward Billson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord, Joseph Aghalugboba Adam, and the Tenant, Celine Marie Sukhra.

The parties voluntarily participated in a Board-facilitated mediation and mutually agreed to resolve all the issues in the application. The parties requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenants shall pay to the Landlords \$10,586.00. This amount represents \$10,400.00 for arrears of rent up to April 30, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:
 - \$950.00 on before May 20, 2026,
 - \$800.00 on or before the 1st day of each month commencing June 20, 2026, and for the next 11 months up to and including April 20, 2027; and
 - \$836.00 on or before May 20, 2027.
3. The Tenants shall also pay to the Landlords new rent on time and in full as it comes due and owing for the period May 2026 to May 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 Landlords pursuant to this order shall become immediately due and owing and the Landlords may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (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 29, 2026
Date Issued

Eno Ubia
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.