



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010417-26

In the matter of: 1001, 180 CHALKFARM DR
TORONTO ON M3L2H8

Between: Greenboard Holdings LTD Landlord

And

JOSEPHINE LIPAEN AO MAGO Tenant

Greenboard Holdings LTD (the 'Landlord') applied for an order to terminate the tenancy and evict JOSEPHINE LIPAEN AO MAGO (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on April 21, 2026.

The Landlord's Representative, Eshita Mongia, the Tenant, Josephine Lipaen Ao Mago and the Tenant Support, Godwin Larbi attended the hearing. The Tenant met with Tenant Duty Counsel prior to the mediation. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent

Agreed Facts:

1. The parties agreed there is only Tenant name for the rental unit in the name of Josephine Lipaen Ao Mago.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,632.92 for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before May 15, 2026, \$908.23.
 - b) On or before June 15, 2026, \$908.23.
 - c) On or before July 15, 2026, \$908.23.
 - d) On or before August 15, 2026, \$908.23.

3. 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 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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.
5. The application is amended and there is only one Tenant on the application with the name of Josephine Lipaen Ao Mago.

April 30, 2026
Date Issued

Tanya Speedie
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.