



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

File Number: LTB-L-011221-26

In the matter of: 617, 380 GIBB ST
OSHAWA ON L1J1Z3

Between: SKPM RENTS 2 Landlord

And

MAKELA KWOK Tenants
SAMATER YUSUF

SKPM RENTS 2 (the 'Landlord') applied for an order to terminate the tenancy and evict MAKELA KWOK and SAMATER YUSUF (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on April 23, 2026. Before the start of the hearing, the Landlord's Representative, Sharon Harris and the Tenant, Samater Yusuf on behalf of the Tenants, advised that the parties had reached an agreement. The Tenant declined the opportunity to speak with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

On consent, it is ordered that:

1. The Tenants shall pay to the Landlord **\$7,113.60**, which represents the arrears of rent (\$6,927.60) and costs (\$186.00) outstanding for the period ending April 30, 2026.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$2,309.20 on or before May 15, 2026;
 - b) \$2,309.20 on or before June 15, 2026; and
 - c) \$2,495.20 on or before July 15, 2026.

3. The Tenants shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of May 2026 to July 2026, or until there are no arrears owing, whichever comes first.
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 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 27, 2026
Date Issued

Sarah Visnovec
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.