



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008839-26

In the matter of: 0215, 1276 ISLINGTON AVE
TORONTO ON M9A3J9

Between: Rane Management Landlord

And

Fred Ochaya Tenants
Brian Mukisa

Rane Management (the 'Landlord') applied for an order to terminate the tenancy and evict Fred Ochaya and Brian Mukisa (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

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

The Landlord's Representative, Ilana Glickman, attended the hearing; and the Tenant, Fred Ochaya, attended the hearing on behalf of both Tenants.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenants shall pay to the Landlord **\$11,197.35** for arrears of rent up to **April 30, 2026**, and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$2,500.00 on or before April 21, 2026;
 - \$500.00 on or before the 15th of every month for the period starting June 15, 2026 to October 15, 2027; and
 - \$197.35 on or before November 15, 2027.
3. The Tenants 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 November 1, 2027**, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenants 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 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**.

May 1, 2026
Date Issued

Kevin Kordahi
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.