



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020855-26

In the matter of: 403, 194 Vaughan Rd
York ON M6C2M3

Between: Neighbours Non-Profit Homes Landlord

and

Thierry B. Matulu Tenant

Neighbours Non-Profit Homes (the 'Landlord') applied for an order to terminate the tenancy and evict Thierry B. Matulu (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 23, 2026.

The Landlord's Representative, Pavel Racu, and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,728.53 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) The Tenant shall pay \$262.80 towards arrears of rent on or before June 1, 2026.
 - b) The Tenant shall pay \$262.69 towards arrears of rent on or before the first day of each month, beginning July 1, 2026, up to and including December 1, 2027.
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 June 2026 to December 2027, 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 *Residential Tenancies Act, 2006* 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 29, 2026
Date Issued

Candace Aboussafy
Member, 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.