



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-035847-25-RV

In the matter of: 1101, 333 SIDNEY BELSEY CRES
NORTH YORK ON M6M0A2

Between: Akelius Canada Ltd Landlord

And

Gregory Ehimagunmwende Tenant

Review Order

Akelius Canada Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Gregory Ehimagunmwende (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-035847-25 issued on January 8, 2026. It was heard by videoconference on September 3, 2025. Only the Landlord and the Landlord's Legal Representative, Eric Steiman, attended the hearing. As of 10:40 a.m., the Tenant was not present or represented at the hearing, although properly served with notice of this hearing by the LTB. There was no record of a request to reschedule the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

On March 6, 2026, the Tenant filed a Request to Extend the Time to File a Request to Review and a Request to Review the order issued on January 8, 2026, on the basis that the Tenant was not reasonably able to participate in the proceeding. The Tenant also requested that the order be stayed until the Request to Review is decided.

On March 9, 2026, Interim Order LTB-L-035847-25-RV-IN was issued, staying the order issued on January 8, 2026, and directing the LTB to schedule a hearing of the Tenant's Request to Review.

This review hearing was heard by video conference on April 27, 2026. The Landlord's Legal Representative, Mark Ciobotaru, was present accompanied by the Tenant.

Before the start of the hearing the parties advised that they had reached a consent agreement and requested that Dispute Resolution Officer (DRO) Felicia Puscalau assist in finalizing the terms and issuing an Order on consent to resolve all matters raised in the application.

After reviewing the terms of the agreement with the parties, I am satisfied that they fully understand the agreement and the consequences of providing their consent.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-035847-25 issued on January 8, 2026, is granted.
2. Order LTB-L-035847-25 issued on January 8, 2026, is cancelled and replaced with this order.
3. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
4. The Tenants shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month for the twelve (12) month period commencing May 1, 2026, to up and inclusive April 1, 2027.
5. If the Tenant fails to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

April 30, 2026
Date Issued

Felicia Puscalau
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.