



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

File Number: LTB-L-009097-26

In the matter of: 4D, 395 CHAPEL ST
OTTAWA ON K1N7Z5

Between: 1000370105 ONTARIO INC. Landlord

And

Cheikh Ahmed Ndiaye Tenant

1000370105 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Cheikh Ahmed Ndiaye (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on April 23, 2026. The Landlord's representative Grace George and the Tenant engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. The parties are willingly entering into this agreement to resolve the rental arrears and this application despite potential issues with the notice. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,523.53 for arrears of rent up to April 30, 2026, and costs (\$186.00 application filing fee).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$3,000.00 on or before April 24, 2026.
 - b) \$2,523.53 on or before May 20, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for May 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.

April 30, 2026
Date Issued

Isabelle Bouvier
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.