



**Order under Section 79 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-015898-26

In the matter of: 8 CLUETT DR
AJAX ON L1S6Z6

Between: Tina Boateng Opare Landlord

And

JEFF EMERENT WALTER KINGUE KENGUE
ACHILE JUNIOR TAJIONA KEMETIO
GIOVANNA HELENA TAGNE TEMADJA
CHRISTELLE IKWAL
Tenants

Tina Boateng Opare (the 'Landlord') applied for an order to terminate the tenancy and evict JEFF EMERENT WALTER KINGUE KENGUE, ACHILE JUNIOR TAJIONA KEMETIO, GIOVANNA HELENA TAGNE TEMADJA and CHRISTELLE IKWAL (the 'Tenants') because the Landlord believes that the Tenants abandoned the unit.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on April 30, 2026. The Landlord and the Tenants attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenants shall pay the Landlord \$734.48 for outstanding utilities, inclusive of the application filing fee.
2. If the Tenants fail to pay the amount in paragraph 1 by June 15, 2026, then as of June 16, 2026, the outstanding balance will start to accrue interest at 4.00% annually.

May 7, 2026
Date Issued

Vishal Nanda
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.