



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

File Number: LTB-L-015707-26

In the matter of: 16, 154 ACADEMY DR
THUNDER BAY ON P7B5J2

Between: Poli Rentals Landlord

And

Anthony Ikpong Tenant

Poli Rentals (the 'Landlord') applied for an order to terminate the tenancy and evict Anthony Ikpong (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 30, 2026.

The Landlord's Agent, Darren Savitsky, and the Tenant were present.

The parties mutually agreed to resolve all the issues in the application and requested an order on consent confirming their agreement. I am satisfied that the parties understood the terms and consequences of their consent as set out in the order below.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,560.28. This amount represents \$5,374.28 for arrears of rent up to April 30, 2026, and the \$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:
 - \$300.00 on or before the last day of each month commencing May 31, 2026, and for the next 18 months up to and including October 31, 2027, and
 - \$160.28 on or before November 30, 2027.
3. The Tenant shall also pay to the Landlord monthly rent for the period May 2026 to November 2027 on or before the last day of each month, 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 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 breach pursuant to section 78 of the Residential Tenancies Act, 2006 (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.

May 14, 2026
Date Issued

Eno Ubia
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.