



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-088711-25

In the matter of: 813, 4049 Dundas Street West
Toronto ON M6S4Z5

Between: Villa Otthon (Lambton) Landlord

And

Grace Akhigbe Tenant

And

Current Occupant(s) Unauthorized Occupant

Villa Otthon (Lambton) (the 'Landlord') applied for an order to terminate the tenancy of Grace Akhigbe (the 'Tenant') and evict Current Occupant(s) (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on April 14, 2026.

The Landlord's Agent, Les Aykler, the Landlord's Legal Representative, Leo Corsetti, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The unauthorized occupants shall vacate the rental unit on or before June 15, 2026. If the unauthorized occupants do not vacate on or before June 15, 2026, then the tenancy shall terminate on June 16, 2026.
2. If the tenancy terminates and the unit is not vacated on or before June 16, 2026, then starting June 17, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 17, 2026.
4. The Tenant shall pay the Landlord \$186.00 on or before June 30, 2026.

5. If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026, at 4.00% annually on the balance outstanding.

May 11, 2026
Date Issued

Allana McComb
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 17, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.