



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-029741-26

In the matter of: 3307, 14 York Street
Toronto ON M5J2Z2

Between: Olufemi Johnson Landlord

And

Yewande Jennifer Odunaike Tenant

Olufemi Johnson (the 'Landlord') applied for an order to terminate the tenancy and evict Yewande Jennifer Odunaike (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 26, 2026.

On April 29, 2026, the parties informed the Landlord and Tenant Board (the 'LTB') that they had reached an agreement.

On May 6, 2026, the Landlord's Legal Representative Wendy Cavacas and the Tenant attended a Resolution Meeting by video conference.

The parties before the LTB consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

The parties agreed:

- i. The current rent is \$2,533.00.
- ii. The rent increases to \$2,586.00 effective August 1, 2026.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,782.00 for arrears of rent up to April 30, 2026.
2. The Landlord waived the NSF fees and the \$186.00 cost of filing the application.
3. The Tenant shall pay to the Landlord May rent in the sum of \$2,533.00 in full and on or before May 15, 2026.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

\$500.00 in full and on or before June 15, 2026.

\$500.00 in full and on or before July 15, 2026.
\$500.00 in full and on or before August 15, 2026.
\$500.00 in full and on or before September 15, 2026.
\$500.00 in full and on or before October 15, 2026.
\$500.00 in full and on or before November 15, 2026.
\$500.00 in full and on or before December 15, 2026.
\$500.00 in full and on or before January 15, 2027.
\$500.00 in full and on or before February 15, 2027.
\$500.00 in full and on or before March 15, 2027.
\$500.00 in full and on or before April 15, 2027.
\$500.00 in full and on or before May 15, 2027.
\$500.00 in full and on or before June 15, 2027.
\$500.00 in full and on or before July 15, 2027.
\$500.00 in full and on or before August 15, 2027.
\$282.00 in full and on or before September 15, 2027.

5. To accommodate the Tenant, despite rent being due on the 1st of the month, the Landlord shall accept the rent in full and on or before the 6th of the month for the duration of this payment plan. The Tenant shall also pay to the Landlord new rent on or before the sixth day of the month for the period June 2026, to September 2027, or until the arrears are paid in full, whichever date is earliest.
6. 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.
7. The May 26, 2026, merit hearing is cancelled.

May 11, 2026
Date Issued

Melinda Jamieson
Hearing 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.