



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

File Number: LTB-L-016505-26

In the matter of: 504-2, 136 JAMES ST
ST CATHARINES ON L2R5C4

Between: PENN TERRA GROUP LTD Landlord

And

Paul Adepoju Tenant

PENN TERRA GROUP LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Paul Adepoju (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 29, 2026. The Landlord's representative Sara Murtadha and the Tenant Paul Adepoju participated in mediation.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$6,627.93 for arrears of rent up to May 31, 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) \$3,315.00 on or before May 31, 2026.
 - b) \$3,312.93 on or before June 22, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period of June 1, 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 May 31, 2026.

May 13, 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.