



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017858-26

In the matter of: 306, 359 RAILWAY AVE
STRATFORD ON N5A2J3

Between: Williams & McDaniel Property Management Landlord

And

Emmanuel Sambu Tenant

Williams & McDaniel Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Emmanuel Sambu (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

The application was scheduled to be heard by video conference on May 7, 2026. John Andersen, Licenced Paralegal, represented the Landlord. The Tenant attended and was self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$1,598.48. This amount represents \$1,412.48 for arrears of rent up to May 31, 2026, and the \$186.00 application filing fee (costs).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order on or before October 31, 2026.
3. The Tenant shall also pay to the Landlord the lawful monthly rent on or before the 1st day of each month starting June 2026 through to and including October 2026.

4. If the Tenant fails to make any one of the payments in accordance with paragraph 2 and 3 of this order, and there are still arrears outstanding as a result of this order, then 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.

L2 Application – Persistent Late Payment of Rent

5. The Tenant shall pay the Landlord the lawful monthly rent on or before the first day of each month starting June 2026 through to and including May 2027.
6. If the Tenant fails to make any of the payments in paragraph 5 above, and there are no longer any arrears owing as a result of this order, then the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

May 14, 2026
Date Issued

Joanne Lolato
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.