



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017189-26

In the matter of: C-410, 3451 SCHMON PKY
THOROLD ON L2V4Y6

Between: WCP IV Student Housing LP DBA 'Parkway Lofts' Landlord

And

Jennifer Boateng Tenant

WCP IV Student Housing LP DBA 'Parkway Lofts' (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Boateng (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was to be heard by videoconference on May 11, 2026. The Landlord's representative, Sara Murtadha, and the Tenant's representative, Ellen Agyei, attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$1,105.00. It is due on the 1st day of each month.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The tenant has paid the fee in paragraph 4 above.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.

2. The Tenants shall pay to Landlord \$1,105.00 on or before May 20, 2026, which represents the rent payable for May 1-31, 2026.
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for a period one year from June 1, 2026, to May 1, 2027.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs 2 or 3 of 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 Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 15, 2026
Date Issued

John Russett
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.