



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

File Number: LTB-L-015400-26

In the matter of: 1123, 105 WEST LODGE AVE
TORONTO ON M6K2T8

Between: Hazelview Property Service Inc Landlord

And

Hakeem Afolabi Tenant

Hazelview Property Service Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Hakeem Afolabi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was heard by videoconference on May 7, 2026. The Landlord's legal representative, Peter Lopez and the Tenant attended the hearing. The Tenant met with Duty Counsel prior to the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$2,153.28. It is due on the 1st day of each month.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord \$4,556.19 which represents arrears of rent (\$4,370.19) plus the application filing fee (\$186.00) for the period ending May 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 on or before May 31, 2026.
3. If the Tenant fails to make the payment in accordance with paragraphs 1 and 2 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the

Tenant pays any new arrears, NSF fees and related charges that became owing after May 31, 2026.

May 15, 2026
Date Issued

Floredana Ungureanu
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.