



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020542-26

In the matter of: 701.2, 136 JAMES ST
ST CATHARINES ON L2R5C4

Between: PENN TERRA GROUP LTD Landlord

And

Edikan Soni-Ekpo Tenant

PENN TERRA GROUP LTD (the 'Landlord') applied for an order to terminate the tenancy and evict Edikan Soni-Ekpo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on May 14, 2026. The following parties participated in the mediation: The Landlord's representative, Sara Murtadha, the Tenant, Edikan Soni-Ekpo and the Tenant's support, Emma Ekpo.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$12,027.11** for arrears of rent up to May 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - **\$6,000.00 on or before May 31, 2026.**
 - **\$6,027.11 on or before June 30, 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 **June 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 *Residential Tenancies Act, 2006* 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 25, 2026
Date Issued

Rolland Roopchand
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.