



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-026461-26

In the matter of: 102, 675 MARTIN GROVE RD
ETOBICOKE ON M9R3T5

Between: HI LO INVESTMENTS Landlord

And

Jennifer Kotoka Tenant

HI LO INVESTMENTS (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Kotoka (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.

The application was scheduled to be heard by video conference on May 19, 2026.

Before the start of the hearing the Landlord's legal representative Sara Ginman and the Tenant Jennifer Kotoka engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The Tenant has already paid to the Landlord the application filing fee.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord the monthly rent on time and in full as it comes due and owing for the period of **June 1, 2026**, through to and including **May 1, 2027**.

2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

May 25, 2026
Date Issued

Diego Fernandez-Stoll
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.