



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

File Number: LTB-L-036558-26

In the matter of: 918, 251 MANITOBA ST
ETOBICOKE ON M8Y 0C7

Between: SUKHBIR CHANA Landlords
MALKIT CHANA

and

BRYAN WONUIGWE Tenant

SUKHBIR CHANA and MALKIT CHANA (the 'Landlords') applied for an order to terminate the tenancy and evict BRYAN WONUIGWE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on May 25, 2026

On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan. The Landlords, the Landlords' Representative Yuvraj Bhullar and the Tenant participated in the mediation. The Tenant received legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent is \$2,650.00. It is due on the 1st day of each month.
- 2) The Tenant has paid \$3,000.00 to the Landlords since the application was filed.
- 3) The rent arrears owing to May 31, 2026 are \$13,250.00.

- 4) The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) The Landlords collected a rent deposit of \$2,650.00 from the Tenant on December 22, 2023 and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
- 6) No interest on the rent deposit has yet been paid to the Tenant.
- 7) The Tenant may move out of the rental unit on or before July 1, 2026 and will provide 15 days written notice to the Landlords if the Tenant intends to do so.
- 8) If the Tenant still owes arrears and costs when the Tenant vacates the unit, the last month rent deposit and all interested owed to the Tenant on the deposit shall be deducted from the arrears and costs.
- 9) Rent for June 2026 shall be paid on or before July 1, 2026, and rent for July 2026 shall be paid on or before July 31, 2026. **BUT the rent will once again be due on or before the 1st of each month starting August 1, 2026** for the duration of the tenancy.

It is ordered on consent of the parties that:

1. The Tenant shall pay to the Landlords \$13,436.00. This amount includes rent arrears owing up to May 31, 2026 and the cost of filing the application.
2. The Tenant shall pay to the Landlords the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
August 15, 2026	\$700.00
September 15, 2026	\$700.00
October 15, 2026	\$700.00
November 15, 2026	\$700.00
December 15, 2026	\$700.00
January 15, 2027	\$700.00
February 15, 2027	\$700.00
March 15, 2027	\$700.00
April 15, 2027	\$700.00
May 15, 2027	\$700.00

Date Payment Due (continued)	Amount of Payment (continued)
June 15, 2027	\$700.00
July 15, 2027	\$700.00
August 15, 2027	\$700.00
September 15, 2027	\$700.00
October 15, 2027	\$700.00
November 15, 2027	\$700.00
December 15, 2027	\$700.00
January 15, 2028	\$700.00
February 15, 2028	\$700.00
March 15, 2028	\$136.00

3. The Tenant shall also pay to the Landlords new rent in full and on time for the period July 1, 2026 (with June 2026 rent due by July 1, 2026, and July 2026 rent due on or before July 31, 2026) to March 1, 2028, 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 Landlords pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlords 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.
5. This order is in full and final settlement of this application.

May 28, 2026
Date Issued

Denise Hannivan
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.