



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-005370-26-RV

In the matter of: 1008, 6020 BATHURST ST
NORTH YORK ON M2R1Z8

Between: Hazelview Property Services Inc

Landlord

And

Francis Ayikoe
Nicole Nwanna

Tenant

Review Order

Hazelview Property Services Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Francis Ayikoe and Nicole Nwanna (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-005370-26 issued on April 17, 2026.

On April 28, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On April 28, 2026 interim order LTB-L-005370-26-RV-IN was issued, staying the order issued on April 17, 2026.

The review request was heard by videoconference on May 26, 2026.

The Landlord's representative Peter Lopez and the Tenant Francis Ayikoe attended the hearing. At the hearing the parties consented to a non-voidable termination order. I am satisfied that they understood the consequences of their consent.

It is ordered on consent that:

1. The request to review order LTB-L-005370-26 issued on April 17, 2026 is granted.
2. Order LTB-L-005370-26 issued on April 17, 2026 is canceled and replaced with the following:
3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.

4. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.
6. On or before May 31, 2027, the Tenant shall pay to the Landlord \$19,726.21. This amount includes rent arrears owing up to the date of the hearing. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
7. The Tenant shall also pay the Landlord compensation of \$84.13 per day for the use of the unit starting May 27, 2026 until the date the Tenant moves out of the unit. Any amounts in this regard shall also be paid on or before May 31, 2027.

May 29, 2026
Date Issued

Amanda Kovats
Member, 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.

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Hearing Date	\$22,607.58
Less the amount of the last month's rent deposit	- \$2,859.00
Less the amount of the interest on the last month's rent deposit	- \$22.37
Total amount owing to the Landlord	\$19,726.21
Plus daily compensation owing for each day of occupation starting May 27, 2026	\$84.13 (per day)