



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-024745-26

In the matter of: 605, 2600 DON MILLS RD
NORTH YORK ON M2J3B4

Between: Hunters Lodge Apts. Inc. Landlord

And

Obiorah Nwabichiri Tenant

Hunters Lodge Apts. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Obiorah Nwabichiri (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 27, 2026. The Landlord's legal representative, Howard Levenson, and the Tenant attended the hearing.

Determinations:

1. The parties came before me and requested to resolve the application with the following consent.
2. Essentially, the parties agreed that the total arrears and costs owing to the Landlord to May 31, 2026, is \$2,825.41. The tenancy would terminate in a final way on or before August 31, 2026, however the Tenant needed additional time to vacate and so in the interim, they agreed to pay the monthly rent (so that the arrears do not accrue), the arrears would be do on the termination date of the tenancy.
3. If the Tenant fails to make the payments of the monthly rent for June 2026 and July 2026, in full and on time, then the Landlord could apply to the Board pursuant to section 78 of *Residential Tenancies Act, 2006* (the 'Act') for an ex-parte order that terminates the tenancy.
4. The Landlord collected a rent deposit of \$2,214.62 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
5. Interest on the rent deposit, in the amount of \$18.73 is owing to the Tenant for the period from January 1, 2026 to May 27, 2026.
6. The Landlord agreed to apply the deposit to August 31, 2026, and credit the Tenant any interest owing on the deposit to the outstanding arrears.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated August 31, 2026, the Tenant must move out of the rental unit on or before that date.
2. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 September 1, 2026.
4. Between the period of the hearing and the final termination of the tenancy, the Tenant agrees to make the following payments to the Landlord, in accordance with the following schedule.
 - (a) Commencing June 1, 2026, and continuing until July 1, 2026, the Tenant shall pay the lawful monthly rent, in full, and on time, which means on or before the 1st day of each month.
 - (b) On or before Aug 31, 2026, the Tenant shall pay \$2,825.41, which represents arrears and costs owing to the Landlord.
5. the Tenant fails to comply with the conditions set out in paragraph 4 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.
6. The Landlord shall apply the last month's rent currently on deposit to the month of August 2026 and credit any interest owing on the deposit to the outstanding balance of the arrears and costs outlined in paragraph 4(b), above.
7. The Tenant does not vacate on or before August 31, 2026, the Tenant shall pay the Landlord compensation of \$74.17 per day for the use of the unit starting September 1, 2026, until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full amount owing on or before August 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026, at 4.00% annually on the balance outstanding.
9. Either party shall pay one another any sum of money that is owed as a result of this order.

May 29, 2026
Date Issued

Curtis Begg
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on March 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.