



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

File Number: LTB-L-015736-26

In the matter of: 808, 70 MCEWEN AVE
OTTAWA ON K2B5M3

Between: Gorfay Realty Co. Inc. Landlord

And

Jim Ntela Mvemba Tenant

Gorfay Realty Co. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Jim Ntela Mvemba (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by videoconference on April 29, 2026. The Landlord's representative David Lyman and the Tenant Jim Ntela Mvemba participated in mediation. The Tenant requested French language services, and the mediation was held in French with the Tenant and in English with the Landlord's representative. The Tenant also consulted with Tenant Duty Counsel prior to the mediation.

The parties reached an agreement and requested an Order on Consent in full and final settlement of the application. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,193.83 for arrears of rent up to May 31, 2026, and costs (application filing fee of \$186.00).
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. Starting June 1st, 2026, for a period of 11 consecutive months, the Tenant shall make monthly payments of \$267.00 to the Landlord due on or before the 1st day of every month.
 - b. The Tenant shall make one last payment of \$256.83 on or before May 1, 2027.
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 1, 2026, to May 1, 2027, 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 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.

May 19, 2026

Date Issued

Isabelle Bouvier

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.