



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

File Number: LTB-L-030427-26

In the matter of: 4 Valarie Rd
Toronto On M1P1E9

Between: Paulos Shifare Landlord

And

Dawit Agaje Tenants
Bezawit Tefera

Paulos Shifare (the 'Landlord') applied for an order to terminate the tenancy and evict Dawit Agaje and Bezawit Tefera (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on May 25, 2026.

The Landlord was self-represented.

The Tenants attended with Legal Representative, Janet Brakohiapa.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$2,800.00.
2. The total amount the Tenants owe to the Landlord is \$22,401.00 including arrears of rent (\$22,200.00) and costs (\$201.00) up to May 31, 2026.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$22,401.00 which represents the arrears of rent (\$22,200.00) and costs (\$201.00) outstanding for the period ending May 31, 2026.
2. The Landlord's application for eviction of the Tenants is denied on the condition that:
 - a. The Tenants shall make the following payments to the Landlord in respect of the monies owing under paragraph 1 of this order, on or before the 20th day of each month:

Date Payment Due	Amount of Payment
June 20, 2026 – December 20, 2026	\$500.00 x 7 months = \$3,500.00
January 20, 2027 – December 20, 2027	\$500.00 x 12 months = \$6,000.00
January 20, 2028 – December 20, 2028	\$500.00 x 12 months = \$6,000.00
January 20, 2029 – December 20, 2029	\$500.00 x 12 months = \$6,000.00
January 20, 2030	\$500.00
February 20, 2030	\$401.00

- b. The Tenants shall also pay the Landlord the rent for the months of June 2026 up to and including February 2030 in full, on or before the 1st day of each corresponding month or until the arrears are paid in full, whichever date is earliest.
3. If the Tenants fail to make any of the payments in accordance with paragraph 2, and by the dates required, then:
 - a. The Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 2 of this order.
 - b. The balance owing under paragraph 1 of this order shall become payable on the day following the date of default. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the Act.

June 4, 2026
Date Issued

 Angela McLaughlin
 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.