



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-032545-26-SA

In the matter of: 137, 137 AMHERST DR
AMHERSTVIEW ON K7N1V4

Between: Kenlar Investments Inc. Landlord

And

Christian Ngwale Tenant

Kenlar Investments Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Christian Ngwale (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on December 15, 2025 with respect to application LTB-L-093292-25-SA.

The Landlord's application was resolved by order LTB-L-032545-26, issued on April 20, 2026. This order was issued without a hearing being held. The Tenant filed a motion to set aside order LTB-L-032545-26.

This motion was heard by videoconference on June 3, 2026. The Landlord's Legal Representative, D. Moak, and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

At the hearing, the parties agreed:

1. The Tenant claims that he has paid the rent for June 2026, and arrears of \$500.00 to the Landlord.
2. The Landlord is yet to confirm the payments. Once confirmed, both payments will be deducted from the amount outstanding.
3. The total amount outstanding to June 30, 2026, inclusive of rent arrears and costs, is \$8,034.60.

On consent of the parties, it is ordered that:

1. The motion to set aside Order LTB-L-032545-26, issued on April 20, 2026, is granted. The order cannot be enforced by the Landlord. .

2. The previous order issued on December 15, 2025, with respect to LTB-L-093292-25-SA is cancelled and replaced by this order.
3. The Tenant shall pay to the Landlord \$8,034.60, which represents the arrears of rent and costs outstanding for the period ending June 30, 2026.
4. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - (a) The Tenant shall make the following payments to the Landlord in respect of the monies owing under paragraph 3 of this order:

Date Payment Due	Amount of Payment
On or before June 7, 2026	\$500.00 (costs and arrears)
For the period commencing July 2026 and continuing to April 2027	\$500.00 on the 1 st day of each consecutive month (arrears)
On or before May 1, 2027	\$149.00 (arrears)

- (b) The Tenant shall also pay the Landlord the rent for the month of June 2026 on or before June 7, 2026.
 - (c) The Tenant shall also pay the Landlord the rent for the months of July 2026 up to and including May 2026 in full, on or before the first day of each corresponding month.
5. If the Tenant fails to make any of the payments in accordance with paragraph 4, 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 Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 3 of this order. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 4 of this order.
 - (b) The balance owing under paragraph 3 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 10, 2026
Date Issued

 Jitewa Edu
 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.