



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

File Number: LTB-L-026085-26

In the matter of: 577 CRAWFORD AVE
WINDSOR ON N9A 5C5

Between: David Walsh Landlord

And

Alexis Boyoko Tenants
Juliette Malumbi

David Walsh (the 'Landlord') applied for an order to terminate the tenancy and evict Alexis Boyoko and Juliette Malumbi (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on June 3, 2026. Alexis Boyoko attended on behalf of the Tenants. The Landlord's Legal Representative, Lauren Piroli, also participated.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters in the L1 and L2 application and requested an Order on Consent.

I was satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenants shall pay to the Landlord \$9 346.00, representing the rent arrears up to and including June 30, 2026 and the \$186.00 application filing fee.
2. The Tenants shall pay the amount owing, as per paragraph 1 above, as follows:
 - a. Commencing July 20, 2026, the Tenants shall pay \$763.33 on or before the twentieth (20th) day of each and every month up to and including February 20, 2027;
 - b. Commencing March 20, 2027, the Tenants shall pay \$763.34 on or before the twentieth (20th) day of each and every month up to and including June 20, 2027;
 - c. \$186.00 on or before August 1, 2027.
3. Commencing July 1, 2026, the Tenants shall pay the monthly rent on or before the first (1st) day of each and every month up to and including August 1, 2027.
4. If the Tenants fail 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 Tenants to the Landlord pursuant to this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board pursuant to Section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 10, 2026
Date Issued

Susan Parsons
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.