



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

File Number: LTB-L-023617-26

In the matter of: 124 Foch Ave
Etobicoke ON M8W3Y3

Between: Debra Burda Landlord

And

Kitah Wizere Tenant

Debra Burda (the 'Landlord') applied for an order to terminate the tenancy and evict Kitah Wizere (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, the Tenant, and the Tenant's representative, Christophe Mutongi, attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,300.00 for arrears of rent up to May 31, 2026. The Landlord has waived the application filing fee.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$230.00 on or before the 20th day of each consecutive month starting June 20, 2026 up to and including July 20, 2027; and
 2. \$80.00 on or before August 20, 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 starting June 1, 2026 up to and including September 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.

June 12, 2026
Date Issued

Paula West Oreskovich
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.