



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

**File Number:** LTB-L-027488-26

**In the matter of:** 104-1, 21 Front St. S.  
Thorold, ON L2V1W8

**Between:** Skrtich Living Landlord

**And**

Ralphson Amiaka Tenant

Skrtech Living (the 'Landlord') applied for an order to terminate the tenancy and evict Ralphson Amiaka (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on June 4, 2026.

The Landlord's Legal Representative, Jessica Zeleny and the Tenant attended the hearing.

The Tenant agreed to pay the rent for July 2026 on or before July 1, 2026.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$1,589.00 for arrears of rent up to June 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

| <b>Payment #</b> | <b>Payment Date (on or before)</b> | <b>Payment Amount</b> | <b>Balance</b> |
|------------------|------------------------------------|-----------------------|----------------|
| 1                | June 15, 2026                      | \$1,000.00            | \$589.00       |
| 2                | June 30, 2026                      | \$589.00              | \$0.00         |

3. 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 June 30, 2026.

**June 11, 2026**  
**Date Issued**

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**Ken Audziss**  
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.