



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

File Number: LTB-L-000083-26

In the matter of: 1915, 4055 PARKSIDE VILLAGE DR
MISSISSAUGA ON L5B0K8

Between: Paha Saru Limited Landlord

And

Ovoke Uvietaire Tenants
Miracle Ojuruwa

Paha Saru Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ovoke Uvietaire and Miracle Ojuruwa (the 'Tenants') because the Tenants did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

The application was scheduled to be heard on June 9, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord's representative, Brianna Sykes, the Landlord's agent, Harshala Vora, and the Tenant, Ovoke Uvietaire, were present. The Tenant did not meet with Tenant Duty Counsel prior to the mediation.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The current lawful rent is \$2,800.00. It is due on the first day of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$13,867.00. This amount represents \$13,600.00 for arrears of rent up to June 30, 2026, \$81.00 for NSF charges and \$186.00 for the application filing fee.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$1,000.00 on or before June 25, 2026;
 - \$500.00 on or before the 15th day of each month for the twenty-five (25) month period from July 15, 2026 to July 15, 2028;
 - \$367.00 on or before August 15, 2028.
3. The Tenants shall also pay to the Landlord new rent in full and on time, as and when it comes due on the 1st day of each month, for the period from July 1, 2026 to August 31, 2028, or until the arrears are paid in full, whichever date is earliest.
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 paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach 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 become owing after June 30, 2026.

June 16, 2026
Date Issued

Nancy Fahlgren
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.