



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

File Number: LTB-L-029431-26

In the matter of: 602-3050 Yorkville St.
London, ON N6P0J3

Between: 731675 Ontario Ltd (3080 Bostwick) Landlord

And

Kosher Aziz Tenant
Kimberley Satchell

731675 Ontario Ltd (3080 Bostwick) (the 'Landlord') applied for an order to terminate the tenancy and evict Kosher Aziz and Kimberley Satchell (collectively the 'Tenant') because the Tenant did not pay the rent owed.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on June 11, 2026.

The Landlord's Agent, Jennifer Grant, and the Tenant attended the hearing.

The Tenant declined to met with Tenant Duty Counsel prior to the commencement of the hearing.

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 \$11,246.74 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:

Payment #	Payment Date (on or before)	Payment Amount	Balance
1	July 20, 2026	\$754.74	\$10,492.00
2	August 20, 2026	\$750.00	\$9,742.00
3	September 20, 2026	\$1,625.00	\$8,117.00

Payment #	Payment Date (on or before)	Payment Amount	Balance
4	October 20, 2026	\$1,625.00	\$6,492.00
5	November 20, 2026	\$1,625.00	\$4,867.00
6	December 20, 2026	\$1,625.00	\$3,242.00
7	January 20, 2027	\$1,625.00	\$1,617.00
8	February 20, 2027	\$1,617.00	\$0.00

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 from July 1, 2026, to February 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 June 30, 2026.

June 15, 2026
Date Issued

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.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.