



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

File Number: LTB-L-026131-26

In the matter of: 1112, 10 BRIDLETOWNE CIR
SCARBOROUGH ON M1W2M4

Between: PARK PROPERTY MANAGEMENT INC. Landlord

And

Muhanda Mbaka Muzala Tenant
Zambi Jean Djulus

PARK PROPERTY MANAGEMENT INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Muhanda Mbaka Muzala and Zambi Jean Djulus (the 'Tenant') because the Tenant did not pay the rent that the Tenants owe.

This application was to be heard by videoconference on June 8, 2026. The Landlord's representative, Anita Sada, and the Tenants, Zambi Jean Djulus representing, Muhanda Mbaka Muzala, attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$2,103.71. It is due on the 1st day of each month.
3. The Tenants have paid \$4,394.00 to the Landlord since the application was filed.
4. The rent arrears owing to June 30, 2026 are \$4,019.55.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. September's rent will be deferred to September 4, 2026.

7. Starting October 1, 2026

It is ordered on consent that:

1. The Tenants shall pay to Landlord \$4,205.55 for arrears of rent to June 30, 2026, which includes the application filing fee of \$186.00.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. \$2,115.00 on or before June 15, 2026;
 - b. \$1,000.00 on or before July 24, 2026; and
 - c. The balance outstanding of \$1,090.55 on or August 21.
3. The Tenants shall also pay to the Landlord new rent, or until the arrears are paid in full, whichever date is earliest as follows
 - a. The rent for June 1 - 30, 2026, in the amount of \$2,103.71 on or before on or before June 1, 2026.
 - b. The rent for July 1 - 31, 2026, in the amount of \$2,103.71 on or before on or before July 10, 2026.
 - c. The rent for August 1 - 31, 2026, in the amount of \$2,103.71 on or before on or before August 21, 2026.
4. If the Tenants fail to make any one of the payments in accordance with paragraphs 2 or 3 of 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 Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 15, 2026
Date Issued

John Russett
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.

