



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

File Number: LTB-L-032903-26

In the matter of: 10 SIMCOE DR
BELLEVILLE ON K8N0M6

Between: Luxsiga Nadarajah Landlord

And

Fredrick Oliobi Tenant

Luxsiga Nadarajah (the 'Landlord') applied for an order to terminate the tenancy and evict Fredrick Oliobi (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on June 16, 2026.

The Landlord and the Landlords representative Mr. Rangan and the Tenant attended the hearing.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Effective June 22, 2026, and on or before the 22nd day of each consecutive month, for a period of 12 consecutive months, the Tenant will pay the full lawful rent in full and on time.
3. If the Tenant fails to comply with the conditions set out in paragraph 1 and 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

June 17, 2026

Date Issued

Suzy Franklyn

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.