



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018320-26

In the matter of: 28-201, 95 Generation Blvd
Scarborough ON M1B2K7

Between: Morguard NAR Canada Limited Partnership Landlord

And

Kehimde Oluseun Kolawole Tenant
Olamide Mary Odubekun

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Kehimde Oluseun Kolawole and Olamide Mary Odubekun (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises;
- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

The Landlord also applied for an order requiring the Tenant to pay:

- compensation for each day the Tenant remained in the unit after the termination date.
- the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on June 15, 2026.

The Landlord's Legal Representative Natalia Abiniakine, the Landlord's Agent Mirmalini Mahendran, the Tenant Olamide Mary Odubekun, and the Tenant's Legal Representative Heather Butt attended the hearing.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$395.50 on or before August 31, 2026.

2. If the Tenant does not pay the Landlord the full amount owing in accordance with paragraph 1 of this order, the Tenant will start to owe interest. This will be simple interest calculated from September 1, 2026, at 4.00% annually on the balance outstanding.

June 19, 2026
Date Issued

Kate Sinipostolova
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.